MANCHESTER CITY COUNCIL

097973

BUILDING CONTROL
29 NOV 2011

Planning
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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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	
First name:	
Last name:	
Company (optional):	GENTING CASINOS
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	GENTING CASINO STAR CITY
Address 2:	WATSON ROAD
Address 3:	
Town:	BIRMINGHAM
County:	WEST MIDLANDS
Country:	UNITED KINGDOM
Postcode:	B7 5SA

2. Agent Name and Address

Title:	MR
First name:	STUART
Last name:	TRETT
Company (optional):	DESIGN AT SOURCE
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	2-4 HIGH STREET
Address 2:	
Address 3:	
Town:	EVESHAM
County:	WORCESTERSHIRE
Country:	ONITED KINGDOM
Postcode:	WR11 4HS

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

RELOCATION OF EXISTING GLAZED SHOPFRONT LINE AND ADDITION OF ILLUMINATED WALL FEATURE.

3. Description of Proposed Work (continued)

Has the work already started without consent? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent? ☐ Yes ☐ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: 110 PORTLAND STREET

Address 2: GENTING CASINO

Address 3:

Town: MANCHESTER

County:

Postcode (optional): M1 4RL

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: | Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☑ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☑ No

If Yes, please provide details of the name, relationship and role

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls		PAINTED + LED DISPLAY	☐	☐
Roof covering	N/A		☑	☐
Chimney			☑	☐
Windows	METAL FRAMED GLAZED SHOP FRONT	METAL FRAMED GLAZED SHOP FRONT	☐	☐
External doors	METAL FRAMED GLAZED SHOP FRONT	METAL FRAMED GLAZED SHOP FRONT	☐	☐
Ceilings	PLASTERBOARD	PLASTERBOARD	☐	☐
Internal walls			☑	☐
Floors	N/A	DARK GREY ANTI SLIP EXTERNAL QUALITY CERAMIC TILE.	☐	☐
Internal doors			☑	☐
Rainwater goods			☑	☐
Boundary treatments (e.g. fences, walls)			☑	☐
Vehicle access and hard standing			☑	☐
Lighting		DOWN LIGHTS RECESSED INTO SOFFIT	☐	☐
Others (add description)			☑	☐

Are you supplying additional information on submitted drawings or plans? ☑ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

DESIGN AND ACCESS STATEMENT
P01
P02

10. Demolition

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:

i) What is the total volume of the listed building?(cubic metres)	
ii) What is the volume of the part to be demolished?(cubic metres)	
iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)	

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

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

11. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☐ Yes ☑ No

If Yes, do the proposed works include: (you must answer each of the questions)

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, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐ Ecclesiastical Grade I ☐

Grade II* ☐ Ecclesiastical Grade II* ☐

Grade II ☑ Ecclesiastical Grade II ☐

Don't know ☐

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☑ No ☐ Don't know

If Yes, please provide the result of the application:

14. Certificates

One Certificate A, B, C, or D, must be completed with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

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.

Name of Owner	Address	Date Notice Served
CIRCUS INVEST LTD	C/O CAPITA SYMONDS, SPRING HOUSE, 42-44 FOUNTAIN STREET - MANCHESTER, M2 2BE	25/11/11

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):
	[redacted]	25/11/11

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date DD/MM/YYYY):

14. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☑

The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☑

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 25/11/11 (date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional):

Country code: | Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code: | National number: [redacted] | Extension number:

Country code: | Fax number (optional):

Email address (optional): [redacted]

19. 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? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

PLANNING AND
BUILDING CONTROL
29 NOV 2011

Our Ref: 1430/4.1/mar/d&astatement

24 NOVEMBER 2011

GENTING CASINO
110 PORTLAND STREET, MANCHESTER, M1 4RL

RELOCATION OF EXISTING GLAZED SHOPFRONT LINE AND ADDITION OF ILLUMINATED WALL FEATURE.

EXISTING BUILDING

The entrance is set within the modern development at 112-114 Portland Street (Holiday Inn) but immediately links into the Grade 1 Listed Building to the right hand side (containing the Casino) at 110 Portland Street.

The existing entrance is constructed from a frameless glazing system at high level. A Stainless steel glazed canopy Is hung from within the entrance opening and a fully glazed Circleslide entrance door with polished stainless steel framing provides the only access.

PROPOSED WORKS:-

- Remove lower section only of existing glazed shopfront (retain high level frameless glazing, signage and canopy).
- Form new glazed shopfront (generally to match existing) sat further back from frontage.
- Clad area of internal wall exposed by relocation of shopfront with Illuminated wall feature.
- Existing Floor level maintained and a dark grey anti slip external quality ceramic tile Laid from the existing demise line back to the position of the new shopfront.

JUSTIFICATION FOR THE WORKS

Relocating the line of the shop front will open up the casino entrance to make the building more inviting from street level and add to the street scene rather than the very "blank" appearance currently offered.

The semi enclosed space will provide shelter for waiting patrons and a valet car service will be operational at all times.

cont.

The building is operational 24 hours a day and the entrance is staffed 24 hours and therefore there will be no issue with persons loitering unwanted in the covered area.

INVOLVEMENT

Due to the minor nature of the works only a telephone conversation has been held with a planning officer (Angela Leckie, 24/11/11) to confirm that although the entrance is not within a listed building the property which it serves is and therefore a Listed Buildings Application is required by technicality.

DESIGN

The design of the new shopfront is generally similar to the existing being clear glazing set in a silver framework.

The new rotating door is designed to present a more "open" appearance rather that the existing circleslide doors.

The setout of the transom and mullions has been carefully considered to work with the door positions and to reduce the visual "weight" of the header panel.

ACCESS

As well as the revolving doors access is available through the double doors adjacent to the main revolving door. Reception and Valet staff will be available at all times if any customer requires assistance.

Visual manifestation will be provided to the new glazing in compliance with the Building Regulations Part N and M1/M2 2.24.

Level access from the pavement is retained.