MANCHESTER CITY COUNCIL
Planning
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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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Bo	Surname:	Khan
Company name:	Kingsdean				
Street address:	London House				
	London Road South			Telephone number:	
	Poynton			Mobile number:	
Town/City:	Stockport			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	SK12 1YP				

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

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Amy	Surname:	Jones
Company name:	Bernard Taylor Partnership				
Street address:	486 Elizabeth House Didsbury Road				
	Heaton Mersey			Telephone number:	01614431221
				Mobile number:	
Town/City:	Stockport			Fax number:	
Country:	England			Email address:	
Postcode:	SK4 3BS				

3. 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):

The proposal is to reinstate the use of the property back into its intended use as a single domestic house.
Demolition works include the removal of the single storey modern flat roof extensions and the modern timber frame cantilevered WC to the rear. These will be replaced with a full width single storey extension increasing the living accommodation on the ground floor. At first floor level its roof will form a balcony. The entrance to the balcony will be from a feature window within a new barrel shaped extension to the stairwell.
The modern concrete yard surfaces will be replaced with new paving materials and the rear boundary brickwork wall will be rebuilt with new coping stones.

3. Description of Proposed Works

Has the development or work(s) already started? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 15 Suffix:

House name:

Street address: St John Street

Town/City: MANCHESTER

Postcode: M3 4DG

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

Easting: 383403

Northing: 397909

Description:

5. 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 (DD/MM/YYYY): 11/02/2016 (Must be pre-application submission)

Details of the pre-application advice received:

Meetings have been held at the property to discuss the scheme on both the 11/02/16 and 16/05/16 (Carolyn Parry also attended)

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

Is a new or altered vehicle 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

7. Waste Storage and Collection

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

7. Waste Storage and Collection

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

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

9. Demolition

Does the proposal include total or partial demolition of a listed building? ◉ Yes ○ No

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

Please describe the building or part of the building you are proposing to demolish:

Demolition works include the removal of the single storey modern flat roof extensions and the modern timber frame cantilevered WC to the rear.

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

To remove poorly constructed later additions to the property thereby enhancing the overall character of the building.

10. Listed building alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, will there be works to the interior of the building? ◉ Yes ○ No

Will there be works to the exterior of the building? ◉ Yes ○ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ◉ Yes ○ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/ drawing(s).

State references for these plan(s)/drawing(s):

A description of the proposed works has been included in the 'Schedule of Alterations and Repairs' as part of the supporting documents.

11. Listed Building Grading

If known, 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

12. Immunity from Listing

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

13. Vehicle Parking

No Vehicle Parking details were submitted for this application

14. Materials

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

External Walls - description:

Description of *existing* materials and finishes:

Main Rear Elevation: Red brick
Single Storey Extensions: Cream render

Description of *proposed* materials and finishes:

Stairwell Extension: Reclaimed red brick to match existing.
Ground Floor Extension: Zinc cladding

Roof covering - description:

Description of *existing* materials and finishes:

Main Roof: Slate
Single Storey Extensions: Roofing felt

Description of *proposed* materials and finishes:

Main Roof: Slate
Roof to Stairwell Extension: Lead
Roof to Ground Floor Extension: Paved balcony surface

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

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

For proposed elevations see: SJ-BTP-00-E-DR-A-2833_104
For Design and Access information see: 2833_Statement of Design and Heritage Significance Assessment

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

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 and state references for the plan(s)/drawing(s):

TBC

16. 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 an appropriate 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

16. Assessment of Flood Risk

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [x] Main sewer
- [ ] Pond/lake
- [ ] Soakaway
- [ ] Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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. Existing Use

Please describe the current use of the site:

The property is currently vacant.

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

The property was previously used as the premises of a private medical practice with office and ancillary spaces.

When did this use end (if known) (DD/MM/YYYY)?

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

21. Residential Units

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	1	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total:

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total:

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total:

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total:

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total:

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total:

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total:

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	

22. All Types of Development: Non-residential Floorspace

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

Use Class/type of use	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)	297	297	0	-297
Total	297	297	0	-297

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

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area? 0.01 hectares

26. 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:

N/A

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 clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

A. Toxic substances — Amount held on site — Tonne(s)

B. Highly reactive/explosive substances — Amount held on site — Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) — Amount held on site — Tonne(s)

28. 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)

(•) The agent ( ) The applicant ( ) Other person

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Ms First name: Amy Surname: Jones

Person role: AGENT Declaration date: 24/06/2016 ☑ 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 24/06/2016