



Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Listed building consent application to undertake internal alterations to two levels of office space within a Grade II historic warehouse.

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Davies

Company Name

Tim Groom Architects

Address

Address line 1

Eastgate

Address line 2

2 Castle Street

Address line 3

Town/City

Manchester

County

m3 4LZ

Country

United Kingdom

Postcode

M3 4LZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Davies

Company Name

Tim Groom Architects

Address

Address line 1

Eastgate, 2 Castle Street

Address line 2

2 Castle Street

Address line 3

Town/City

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Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Listed building consent application to undertake internal alterations to two levels of office space within a Grade II historic warehouse. The proposal intends to strip out the tenant office fit out and reinstate the premises back to the original condition at the point of occupancy and listed building consent in 2015.

Has the development or work already been started without consent?

- ☐ Yes
☒ No

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

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

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

- ☐ Yes
☒ No

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).

Please refer to the following drawings,

Site Plans

1241-TGA-XX-00-DR-A-95200 - Site Location Plan P01
1241-TGA-XX-00-DR-A-95201 - Site Plan P01

1241-TGA-XX-01-DR-A-95300 - Existing Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95301 - Existing Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95302 - Demolition Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95303 - Demolition Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95304 - Proposed Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95305 - Proposed Plan - Level 02 P03

1241-TGA-XX-01-DR-A-95350 - Existing Ceiling Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95351 - Existing Ceiling Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95352 - Proposed Ceiling Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95353 - Proposed Ceiling Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95354 - Demolition Ceiling Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95355 - Demolition Ceiling Plan - Level 02 P03

1241-TGA-XX-01-DR-A-95430 - Existing Floor Finishes Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95431 - Existing Floor Finishes Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95432 - Proposed Floor Finishes Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95433 - Proposed Floor Finishes Plan - Level 02 P03
1241-TGA-XX-01-DR-A-95434 - Demolition Floor Finishes Plan - Level 01 P03
1241-TGA-XX-02-DR-A-95435 - Demolition Floor Finishes Plan - Level 01 P02

Details

1241-TGA-XX-ZZ-DR-A-22500 - Plasterboard lining reinstatement detail P02
1241-TGA-XX-01-DR-A-32200 - Reinstated entrance screen and door P02
1241-TGA-XX-01-DE-A-35500 - Ceiling remediation detail P02
1241-TGA-XX-ZZ-DE-A-43500 - Raised access floor remediation detail P02

Documents

1241-TGA-XX-XX-RP-A-FI_90_72-00001 - Interior Photographic Study
1241-TGA-XX-XX-SH-A-FI_40_78_00001 - Scope of Works
1241-TGA-XX-XX-RP-A-FI_10_10-00250 - Design and Access Statement

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

Type:

Ceilings

Existing materials and finishes:

The current ceiling design features the original exposed timber floor joints with contemporary plasterboard ceiling rafts fixed below. Demountable perforated metal panels are fixed within the rafts and provide access to mechanical equipment. Existing materials include Plasterboard bulkhead on MF suspension grid Aluminium perforated ceiling planks - white finish 2mm plaster skim finish - painted white

Proposed materials and finishes:

As part of the remediation works the contemporary ceilings will be repaired and reinstated including, Proposed reinstatement materials will match existing and include Plasterboard bulkhead on MF suspension grid Aluminium perforated ceiling planks - white finish 2mm plaster skim finish - painted white

Type:

Internal walls

Existing materials and finishes:

The current design features a series of non original internal partitions, screens which subdivide the space. The original LBC consent (Ref: 107844/LO/2015/C1) included that the original brick piers would be lined with contemporary plasterboard and skim finish. Where infill partitioning and screens are removed, any fixings holes and damage will be infilled, skimmed and painted. The tenant also installed feature brick slip cladding to the first structural bay on level 01 and level 02. The brick cladding will be removed and the lining reinstated. Key materials Plasterboard fixed on independent MF stud Metal edge bead 2mm skim finish painted white

Proposed materials and finishes:

Proposed reinstatement materials to match existing Plasterboard fixed on independent MF stud Metal edge bead 2mm skim finish painted white

Type:

Floors

Existing materials and finishes:

The original LBC consent (Ref: 107844/LO/2015/C1) included for a raised access floor system to be installed throughout the office. As the office has been subdivided over time, access floor boxes and ventilation grills have been installed in the individual spaces. When the open plan arrangement is reinstated, floor boxes will need to be removed and relocated to suit the office plan. All floor finishes will be replaced and the raised access floor panels re installed, floor fire breaks will need to be reset on removal of data cabling. Existing materials Flexible fire barrier fixed between timber battens 18mm structural plywood deck Raised access floor pedestal Steel encapsulated floor panel Floor finish

Proposed materials and finishes:

Proposed reinstatement details are to match the existing build up Flexible fire barrier fixed between timber battens 18mm structural plywood deck Raised access floor pedestal Steel encapsulated floor panel Floor finish

Type:

Internal doors

Existing materials and finishes:

The original LBC consent (Ref: 107844/LO/2015/C1) included for a aluminium glazed screen and entrance door into the level 01 office. This was relocated by the previous tenant and security shutter installed. The works propose to remove the security shutter and reinstate the glazed entrance screen and door back to the original position. Existing materials Aluminium framed glazed screen Aluminium frame glazed double doors

Proposed materials and finishes:

Proposed glazed door and screen will match the original consented LBC Aluminium framed glazed screen Aluminium frame glazed double doors

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

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

1241-TGA-XX-01-DR-A-95300 - Existing Plan - Level 01 P03
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Full suite of mechanical and electrical drawings.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
☒ No

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

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.

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?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

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

Simon

Surname

Davies

Declaration Date

12/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Simon Davies

Date

12/09/2025