MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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: 3

Suffix:

Property Name: Caminada House

Address Line 1: St Lawrence Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M15 4DY

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

Easting (x): 382808

Northing (y): 396638

Description:

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Flemmings

Company Name

St. Lawrence's Management Company (No. 2) Limited

Address

Address line 1

Glide Property Management Suite One

Address line 2

3 Exchange Quay

Address line 3

Town/City

County

Country

England

Postcode

M5 3ED

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Four

Surname

Architects

Company Name

Four Architects

Address

Address line 1

113 Portland Street

Address line 2

Manchester

Address line 3

Town/City

Manchester

County

Country

Postcode

m1 6dw

Contact Details

Primary number

[redacted]

Secondary number

Fax number

Email address

[redacted]

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☑ Yes
- ○ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Following a Fire Risk Assessment of External Walls (FRAEW), materials were found non-compliant. Proposal to remove non-compliant materials and replace with compliant materials that match the existing in colour, type and finish (Like for like), as well as providing cavity barriers in accordance with approved documents B. Refer to elevational drawings for locations of areas to be remediated.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ○ Yes
- ☑ No

Has the proposal been started?

- ○ Yes
- ☑ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Following a Fire risk assessment of the external walls used throughout the building, it was found wall type 01 (masonry brickwork), wall type 02(rainscreen cladding), wall type 04 (concrete blockwork) were found to be non-compliant as they contained combustible materials that posed a safety risk, as well as not having cavity barriers in accordance with legislation. The proposal as part of this submission, is to remove the existing non-compliant materials and replace them with compliant materials that match like-for-like (new materials/finish to fully align with the existing same colour, type and finish and arrangement). Please refer to the drawings attached to the application, which highlight all wall types and the locations on each elevation, in regards to the walls that are to be removed and replaced.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Please refer to the architectural drawings attached to this application, which highlight the wall types, confirm what works are being undertaken and what works are not, etc.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Remediation of existing non-compliant materials. The proposed compliant (non-combustible) materials are to match existing in colour, finish and type, resulting in no change in appearance to the building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] 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

First Name

Julie

Surname

Roscoe

Reference

143716/FO/2025

Date (must be pre-application submission)

07/08/2025

Details of the pre-application advice received

Previous full application made - invalid letter states that a certificate of lawful development application should be made, not a full application.

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

Interest in the Land

Please state the applicant's interest in the land

⊘ Owner
◯ Lessee
◯ Occupier
◯ Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

[redacted]

Date

27/08/2025