



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

Applicant Details

Name/Company

Title

Great Places Housing Association

First name

Great Places

Surname

Housing Association

Company Name

Great Places Housing Association

Address

Address line 1

93 Northmoor Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M12 5RT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Renewal of clay tiled roof coverings complete to pitched roof areas. Including underfelts, battens and roof vents as applicable. Geometric patterning within the roof covering is to be reproduced to match existing, ornate ridge tiles are to be retained.

Renewal of existing asphalt roof systems, inc insulation, separation layers and asphalt covering. Form improved roof falls to new lead scupper outlets. Formation of new asphalt upstands and termination details at juncture with parapet walls and adjacent pitched roofing new lead flashings,

Renewal front asphalt box gutter linings complete with upstands, lead flashings and termination details.

Structural assessment of existing concrete roof decking to flat roof areas and perished brickwork to the rear of front elevation centre Beswick pediment.

Replace degraded brickwork to the rear of the centre pediment, and isolated areas of parapet walling to structural engineers’ details

Proposed external decorations to existing cast-iron rainwater goods.

Replace rotten or degraded sections of Mock Tudor timber work (front elevation) below roof dormers, decorate to match existing.

Repair and decoration of all dormer timber windows, as required 8no. Provision of new lead flashings below windows to flat roof / box gutter linings. 2 arched windows are known to be in poor condition. If replacement is required windows to be replicated using the same species of timber however the windows are double glazed and assumed as not original.

Overhaul, repair and decoration of existing gable end sash windows, 5 No windows to the south elevation gable, 5 windows to the north elevation gable end.

Re-pointing of all ‘high-level’ brickwork and open jointed brickwork above 3rd floor windows, gable walls, parapet walling, balustrades and terracotta copings to all elevations of the property to prevent water ingress. (Exact mortar type to be lab analysed)

Application of breathable waterproofing agent to all high-level masonry and newly pointed masonry areas to help protect vulnerable areas from the prevailing weather and ingress

Preparation and painting of high-level windows and associated timber works and wrought iron railings to north elevation square turret.

Internal compartmentation works - Following specialist fire consultant report and Fire Risk Assessment (FRA).

Internal fire stopping to prevent uncontrolled pathways of fire and smoke between floors and general passive fire protection across the building.

Works proposed include the following but not necessarily limited to:

- Replacement of existing fire doors to flats and some cross corridor doors.
- General fire door maintenance / remediation.
- Fire stopping of existing service penetrations and compartment walls.
- Replacement of existing ceiling access hatches with fire-resisting ceiling hatches.

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

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:

External walls

Existing materials and finishes:

The existing external masonry is assumed to have been constructed using lime mortar to bed and perpendicular joints. Efflorescence and vegetation is evident and brick joints are eroded in some areas of high level masonry walls, parapet walls and balustrading. The building occupants have experienced water ingress and water penetration particularly at high level on external wall and above and around high level windows.

Proposed materials and finishes:

It is proposed to have the existing mortar from within the high-level masonry walls lab-analysed to determine the make-up and constituent elements of the existing mortar. The new mortar for pointing works is to be gauged and mixed to produce as close as possible the existing mortar type used when the building was constructed and to match the existing mortar compound and colour as close as possible. It is proposed to apply a breathable waterproofing agent to all high-level masonry and newly pointed masonry areas to help protect vulnerable areas from the prevailing weather and to prevent frequent and damaging water ingress issues and further attrition of the building fabric. Refer to specifications and product data

Type:

Roof covering

Existing materials and finishes:

The existing clay tile roof elements to pitched roof areas are a mixture of smooth red clay tiles recycled and reclaimed from different manufactures and have been subject to prolonged exposure to pollution particulates, dirt and grime. In addition, a significant number of clay tiles have been subjected to frost damage, and many tiles have been cracked, damaged or are displaced. Flat Roof Areas - The existing flat roof areas are formed in traditional mastic asphalt system but have multiple defects, typically: Standing water, moss growth, loose debris, poor drainage falls and narrow drainage outlets. Many areas have cracks, blisters, fissures, fractures with slumping to upstands and corner fillets. The existing solar reflective finish has been almost completely eroded away in many locations. From intrusive investigations it was also found that underlying urethane insulation was wet and in some areas saturated with water.

Proposed materials and finishes:

To enable the appearance of the existing roof to be reproduced, it is proposed to install new Marley clay tiles (mixed brindle acme single cambered tiles) or similar equivalent, all fixed in accordance with the manufacturer's instructions. Areas of geometric patterns formed in fish tail shaped tiles are to be recycled and reused as required from the existing roof coverings. The manufacturer has confirmed that the all new clay tiles are made by Marley are made from natural clay and manufactured in the UK It is proposed to replace all existing asphalt roofing coverings with IKO 2 part Permaphalt Asphalt roofing system complete with Enertherm MG rigid insulation and Dugganite Solar reflective coating all in accordance with the manufacturer's instructions..

Type:

Other

Other (please specify):

Firestopping

Existing materials and finishes:

Survey work and a FRA has revealed that there are significant deficiencies in terms of uncontrolled pathways for the spread of fire and smoke between floors and within the buildings compartmentation. Many of the existing fire doors to flats and communal areas have been poorly installed and many have defects therefore the doors would not perform as designed in the event of a fire. Overall the passive and active fire protection systems across the building are inadequate and require significant works to enhance the capability of these components and to improve the buildings general compartmentation.

Proposed materials and finishes:

Fire stopping is to be installed by an accredited installer, typically materials will be a mix of ablative coated fire batting, fire rated mastic sealants to provide an adequate seals to wall / ceiling penetrations as applicable. It is proposed that new fire doors will be installed to replace the existing doors. Typically these would be replaced on a like for like basis to match the existing installed. Solid blank doors two flats and accommodation and white timber doors with vision panels to communal areas In addition a complete new designated fire alarm system is to be designed and installed across the whole of the building with appropriate zoning and is to accord with BS 5839

Type:

Internal doors

Existing materials and finishes:

The majority of the internal doors to flats are solid timber fire rated doors which have been poorly fitted and may not provide sufficient fire protection. Many of the communal fire rated doors also at minimum require significant repair or replacement. All designated fire doors are painted white and it is assumed that all the designated fire doors were installed under previous refurbishment work to the building 20-25 years ago.

Proposed materials and finishes:

It is proposed that new fire doors are to be installed to replace the existing fire doors on a like for like basis and are to be fitted by a Firas accredited installer. Typically all new doors would be replaced to match the existing as previously installed, white solid blank doors to flats and accommodation and white timber doors with vision panels to communal areas. Repairs to existing fire door frames/doors would need to accord with BS8214 - 2016 It is not proposed to undertake works to other existing doors and which are not deemed fire rated.

Type:

Windows

Existing materials and finishes:

All existing windows to the building are formed in timber, and the majority are sliding sash type. However, it is assumed that most of the existing sash windows were replaced when the building was last refurbished over 20 years ago and have large, double-glazed elements installed. However, some of these windows in particular to the gable ends of the building may require basic repair works and decoration undertaken. At low level to each gable there are also some existing small double hung sliding sash windows with multiple single glazed elements with arched window heads. It is unlikely that these are the existing windows from when they building was constructed however, they appear much older than others and in keeping with the original style. Repairs and decorations are also required to the front arched timber dormer windows, as required 8No. 2 of these arched windows are known to be in poor condition therefore wholesale replacement might be required. Repairs and decorations are also required to the front arched timber dormer windows, as required 8No. 2 of these arched windows are known to be in poor condition therefore wholesale replacement might be required however the dormer windows are not thought to be original, again they are double glazed with sections of the original stained glass preserved and incorporated into the frames.

Proposed materials and finishes:

It is proposed that a total of 10Nr sash windows are to be fully overhauled so they are fully restored and function correctly. Every effort will be made to retain as much of the original timber fabric to all windows, in particular the existing multiple glazed Georgian style windows to the gable ends. It is proposed that the any repair works would be undertaken in accordance with the SPAB Technical Advice Note. In relation to the large arched dormer windows the contractor is to provide a written report highlighting the condition of these windows. It is understood these were replaced when the building was last refurbished some 20-25 years ago. It is proposed therefore where timber decay was severe and large portions of the dormer window frames required replacement, new frames would be manufactured using seasoned timber of the same timber species, and the appearance replicated with any stained glass elements incorporated to the match the existing window configuration.

Type:

Other

Other (please specify):

Decorations

Existing materials and finishes:

Paint finishes and decoration. Deterioration and flaking of paint finishes are evident to windows, external doors, and high level mock tudor surface fixed timber elements subjecting these elements to water damage, decay and corrosion.

Proposed materials and finishes:

It is proposed to prepare and redecorate a total of 10 sash windows and 8Nr dormer windows. All paints used are solvent based and preparation is to be in accordance with the AkzoNobel Technical specification to ensure that all overhauled windows are fully protected. It is also proposed to prepare and decorate high level mock tudor surface fixed timber boards above the front elevation windows. All proposed paint systems are solvent based and colours used are to match the existing as close as possible so the buildings character and appearance is preserved. It should be noted that following the proposed roofing and external repair scheme the building owner intends to undertake further cyclical decoration of the remaining elements. This will ensure all external elements become synchronised as part of the general maintenance programme.

Type:

Rainwater goods

Existing materials and finishes:

Paint finishes and decoration. Deterioration and flaking of paint finishes are evident to, iron railings and external rainwater pipes subjecting these elements to water damage and corrosion.

Proposed materials and finishes:

Cast iron rainwater goods and roof level iron railings are to prepared and painted in accordance with the AkzoNobel Technical specification. All proposed paint systems are solvent based and colours used are to match the existing as close as possible so the buildings character and appearance is preserved.

Type:

Other

Other (please specify):

Lightning & Antibird protection

Existing materials and finishes:

The building is currently protected by a lightning protection system, metal taping is secured to the perimeter of the building and is fixed up to the top of the main turret.

Proposed materials and finishes:

The lightning protection system is to be tested. Whilst works are ongoing the lightning protection system is to be released from the building as required, as works progress the system is to be reattached, and upon completion the lightning protection system is to be fully certified. It is proposed that new bird netting would be installed to the front elevation at high level to the same locations as existing to prevent pigeons roosting. Any other anti-bird measures are to be reinstated in the same locations as existing.

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

P-020510-V-XX-00-D-A-01 Existing Rear Elevation
P-020510-V-XX-00-D-A-02 Existing Side Elevations
P-020510-V-XX-00-D-A-03 Existing Front Elevation
P-020510-V-XX-00-D-A-04 Existing Roof Plan
P-020510-V-XX-00-D-A-05 Demolition Roof Plan
P-020510-V-XX-00-D-A-06 Proposed Roof Plan
P-020510-V-XX-00-D-A-07 Proposed Rear Elevation
P-020510-V-XX-00-D-A-08 Proposed Side Elevations
P-020510-V-XX-00-D-A-09 Roof Sections Plan
P-020510-V-XX-00-D-A-10 Window Elevations
P-020510-V-XX-00-D-A-11 Lead Flashing Details

Heritage Statement - COOP BUILDING, 93 NORTHMOOR ROAD, LONGSIGHT, MANCHESTER, M12 5RT

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

Building Surveor

First Name

Mark

Surname

Hesketh

Declaration Date

22/09/2025

☒ 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

Mark Hesketh

Date

24/09/2025