MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
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 (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

Peoples History Museum

Address Line 1

Left Bank

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 3ER

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

Easting (x)

383286

Northing (y)

398318

Description

Applicant Details

Name/Company

Title

First name

Aine

Surname

Graven

Company Name

People's History Museum

Address

Address line 1

Peoples History Museum Left Bank

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M3 3ER

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Shubhankar

Surname

Anwekar

Company Name

Donald Insall Associates Ltd

Address

Address line 1

2nd floor, Sligo House

Address line 2

32-34 Laystall St

Address line 3

Manchester

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M1 2JZ

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)

Donald Insall Associates was commissioned by the Peoples History Museum Trust in July 2025 to develop proposals for The People's History Museum.
This statement has been prepared in support of an application for listed building consent for re-roofing works due to persistent leaks that are causing substantial damage to the building fabric. Re-roofing and conservation repairs are required to the Grade II listed Edwardian museum, specifically to the 1909 Pump House roofs, to safeguard the long term conservation of the historic fabric and to maintain the building's operational functionality as a museum and public space following a detailed condition survey at the Grade II listed building.

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?

- [x] Yes
- [ ] No

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

Ref. No: 134700/LO/2022 - Listed building consent for retention of a mural
Ref. No: 122411/FO/2019 - Temporary planning permission for installation of mural art piece to exterior of People's History Museum (associated listed building consent 121367/LO/2018).
Ref. No: 121367/LO/2018 - Listed building consent for installation of mural art piece to exterior of People's History Museum (associated full planning permission 122411/FO/2019).
Ref. No: 091896/AO/2009/C1 - Installation of 4 No. poster displays and 2 No. vinyl letter signs
Ref. No: 091816/LO/2009/C1 - LISTED BUILDING CONSENT Erection of new access ladders and platforms to provide access to the existing water tanks
Ref. No: 091476/AO/2009/C1 - Display of individual letter brushed stainless steel fascia sign to extension
Ref. No: 083105/LO/2007/C1 - LISTED BUILDING CONSENT Works to existing building including demolition of first floor office above existing sub-station, demolition of external boundary wall, demolition of the second floor mezzanine, demolition of staircases, extension to the ground floor mezzanine and erection of a glazed link leading to a new extension
Ref. No: 083104/FO/2007/C1 - Refurbishment of existing building and erection of a five storey extension

Immunity from Listing

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

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [ ] Yes
- [x] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [ ] Yes
- [x] 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).

The proposed works are urgent, preventative and conservation-led and include:
• Stripping and re-roofing the historic pitched roofs, including repair and replacement of all structural timber, conservation of the existing Welsh blue slate
and renewal of all leadwork
• Renewal of asphalt flat roofs where possible and bitumen paint based patch repairs where MEP equipment prevents a full renewal of the covering, including the existing water tanking infrastructure which is now redundant and repurposed as a roofscape to the spaces below.
• High level masonry repairs to string courses, weather courses and parapets
• Masonry repairs to the chimney and accumulator tower (as prudent to implement whilst scaffold access available)
• Renewed rainwater strategy and roof access

Refer to drawings -
MANPHM03-DR-2000-3P-1-RoofPlanasProposed
MANPHM03-DR-2200-3P-1-SouthElevationProposed
MANPHM03-DR-2201-3P-1-NorthElevationProposed
MANPHM03-DR-2202-3P-1-EastElevationProposed
MANPHM03-DR-2203-3P-1-WestElevationProposed
MANPHM03-DR-3300-3P-1-KeyDetails
MANPHM03-DR-3301-3P-1-Roof BuildUp Details
MANPHM03-DR-3302-3P-1-KeyDetails2
MANPHM03-DR-3303-3P-1-AsphaltDetails
MANPHM03-DR-3000-3P-1-WindowDetailProposed

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Roof covering

Existing materials and finishes:
Asphalt Slate Lead Timber

Proposed materials and finishes:
Asphalt Slate Lead Timber

Type:
Rainwater goods

Existing materials and finishes:
Cast Iron Lead

Proposed materials and finishes:
Cast Iron Lead

Type:
Windows

Existing materials and finishes:
Timber Glazing Metal

Proposed materials and finishes:
Timber Glazing Metal

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

- [x] Yes
- [ ] No

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

MANPHM03-DR-1000-3P-1-RoofPlanasExisting
MANPHM03-DR-1200-3P-1-SouthElevationExisting
MANPHM03-DR-1201-3P-1-NorthElevationExisting
MANPHM03-DR-1202-3P-1-EastElevationExisting
MANPHM03-DR-1203-3P-1-WestElevationExisting
MANPHM03-DR-2100-3P-1-RoofHazardandRestrictions
MANPHM03-DR-2000-3P-1-RoofPlanasProposed
MANPHM03-DR-2200-3P-1-SouthElevationProposed
MANPHM03-DR-2201-3P-1-NorthElevationProposed
MANPHM03-DR-2202-3P-1-EastElevationProposed
MANPHM03-DR-2203-3P-1-WestElevationProposed
MANPHM03-DR-3300-3P-1-KeyDetails
MANPHM03-DR-3301-3P-1-Roof BuildUp Details
MANPHM03-DR-3302-3P-1-KeyDetails2
MANPHM03-DR-3303-3P-1-AsphaltDetails
MANPHM03-DR-3000-3P-1-WindowDetailProposed
MANPHM-People's History Museum HDAS.pdf
Report - Condition Survey - People History Museum - V1 - 2025_09_08
MANPHM03-Technical Advice Note.pdf
MANPHM03-Bat survey report.pdf
MANPHM03-DIA-SH-A-6001-RainwaterGoodsSchedule

Neighbour and Community Consultation

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

- [ ] Yes
- [x] No

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?

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

Pre-application Advice

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

- [ ] Yes
- [x] 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

First Name

Shubhankar

Surname

Anwekar

Declaration Date

29/09/2025

☑ 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

Shubhankar Anwekar

Date

29/09/2025