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: 31

Suffix:

Property Name:

Address Line 1: Princess Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 4EW

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

Easting (x): 383913

Northing (y): 398142

Description:

Applicant Details

Name/Company

Title

Miss

First name

Abigail

Surname

Marsden

Company Name

Brandsmiths SL Ltd

Address

Address line 1

31 Princess Street

Address line 2

Floor 1

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 4EW

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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)

Install an external advertisement sign to the front of the building using existing bolt holes. The sign is a double sided diamond shape on a steel arm projecting from the wall

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

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:
Other

Other (please specify):
External sign

Existing materials and finishes:
None in place currently

Proposed materials and finishes:
White powder coated steel and pink PVC vinyl overlay

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

PP-14239444 - Consent to display an advertisement

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?

- [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

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

First Name

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

Surname

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

Reference

Planning Advice Signage 31 Princess St.

Date (must be pre-application submission)

24/07/2025

Details of the pre-application advice received

Hi Abby,

You will not need Full Planning Consent for this application if the external alterations you are proposing are confined to those needed to affix the proposed signage. The types of applications you will need to submit for the signage are:

An Advertisement Consent application (AO) and a Listed Building Consent (LBC) application, as you already referenced.

The drawings you will submit will likely be identical, but the LBC application will need a heritage statement that outlines the building's context and references the National Planning Policy Framework, and local policy; particularly in regard to 'harm' that the development may cause to the heritage asset and the steps you will take to mitigate this (e.g. colour choices, materials, siting, scale). The documents/drawings we require for this application are detailed here. The Shopfront and Signage Design guide may also be helpful to you and can be found at the following link: https://www.manchester.gov.uk/download/downloads/id/29442/shopfront_and_signage_design_guide.pdf.

If you need any further advice please do let me know!

Thank you,

Lea Joseph

Assistant Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods

E-mail: Lea.Joseph@manchester.gov.uk

Tel no.0161 227 3644

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

If No, can you give appropriate notice to all the other owners?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
3 Roundhouse Court

Address Line 2:
South Rings Business Park

Town/City:
Preston

Postcode:
PR5 6DA

Date notice served (DD/MM/YYYY):
25/06/2025

Person Family Name:

Person Role

⊘ The Applicant
◯ The Agent

Title

Ms

First Name

Abigail

Surname

Marsden

Declaration Date

15/09/2025

☑ Declaration made

Declaration

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

Abigail Marsden

Date

18/09/2025