



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

136

Suffix

Property Name

Address Line 1

St Werburgh's Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 8UQ

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

Easting (x)

382358

Northing (y)

393503

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Flanagan

Company Name

Address

Address line 1

50 Spath Road

Address line 2

Didsbury

Address line 3

Town/City

Manchester

County

Country

Postcode

M20 2GT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

Change of use of gym (Class E) to create 3no residential apartments with the external fabric of the structure retained and with proposed work confined to almost all internal alterations and minimal external alteration (closing one external fire door opening)

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

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).

The proposed work is detailed on the attached drawings - Proposed floor plans and Proposed elevations and expanded further on the attached Outline Schedule of Proposed Work,

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:

External walls are solid brickwork dry lined internally with timber stud and plasterboard and skim finish.

Proposed materials and finishes:

The existing dry lining is to be retained and any making good is to be carried out with timber stud and plasterboard and skim to match existing

Type:

Internal walls

Existing materials and finishes:

Internal walls are assumed as brick with a plaster finish. Other walls are timber stud partition with plasterboard and skim finish.

Proposed materials and finishes:

Where required partitions are to be timber stud partition with plasterboard and skim finish.

Type:

Ceilings

Existing materials and finishes:

Ground Floor - Plasterboard and Skim Finish First Floor - Suspended ceiling with lay in grid.

Proposed materials and finishes:

Ground Floor - Plasterboard and Skim Finish to be retained and made good First Floor - Suspended ceiling with lay in grid to be removed to expose existing plasterboard and skim ceiling which is to be made good.

Type:

Internal doors

Existing materials and finishes:

These are 2 panel fire doors set in in fire frames and surrounded in a taurus style softwood architrave

Proposed materials and finishes:

All doors and frames to be replaced with 4 panel fire doors set in in fire frames and surrounded in a taurus style softwood architrave

Type:

Chimney

Existing materials and finishes:

Hand made clay brick.

Proposed materials and finishes:

External chimney stacks are to be retained whilst the remainder of the internal chimney breasts are to be removed and structurally supported in the roof space.

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

Please refer to drawings 1 to 4 inclusive - existing and proposed elevations and floor plans together with Outline Schedule of Proposed Work

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

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

Initial Advice on making the application

Date (must be pre-application submission)

19/03/2025

Details of the pre-application advice received

Initial advice on the proposed change of use to residential and the possible number and size of each apartment

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

David

Surname

Flanagan

Declaration Date

20/05/2025

☒ 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

David Flanagan

Date

20/05/2025