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

105-107

Address Line 1

Deansgate

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M3 2BQ

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

Easting (x)

383667

Northing (y)

398281

Description

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Elliot

Company Name

Pizza Pilgrims

Address

Address line 1

11 Kingly Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W1B 5PW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Andy

Surname

Watts

Company Name

Watts Planning

Address

Address line 1

13 Craggwood Road

Address line 2

Horsforth

Address line 3

Town/City

Leeds

County

Country

Postcode

LS18 4RW

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)

2 INTERNALLY DISPLAYED BRACKET MOUNTED INTERNALLY ILLUMINATED LETTERING SIGNS, REPLACEMENT OF 2No ILLUMINATED HANGING SIGNS, REPAINTING DOORS, DISPLAY AND UPPER FLOOR WINDOWS AND INTERNAL WORKS TO INCLUDE 2No TRADITIONAL PIZZA OVENS AND ASSOCIATED FOOD PREPARATION AND SERVERIES AND RE-CONFIGURED CUSTOMER SEATING AREAS, WALL AND CEILING COVERINGS

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

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).

Please see submitted plans and Planning & Heritage Statement

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:
Stone

Proposed materials and finishes:
No alterations to external form or appearance of the building

Type:
Windows

Existing materials and finishes:
Painted Timber and Aluminium

Proposed materials and finishes:
All external windows and doors retained as existing and repainted Moss Green (RAL 6005)

Type:
Ceilings

Existing materials and finishes:
Ceilings plaster and timber clad

Proposed materials and finishes:
Ceilings to be redecorated as shown and specified on plan Refs 055_25-17 055_25_18 and 055_25_19

Type:
Floors

Existing materials and finishes:
Timber

Proposed materials and finishes:
All existing flooring retained as existing

Type:
Internal walls

Existing materials and finishes:
Existing internal walls retained where either stud partitioning or original party walls covered in wall paper or plaster finished and painted

Proposed materials and finishes:
All interior walls retained and redecorated

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

Site Location Plan
Existing and Proposed Ground, Mezzanine and First Floor Plans
Schedule of materials
Planning & Heritage Statement

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

2141967/LO/2025

Date (must be pre-application submission)

06/03/2025

Details of the pre-application advice received

Site meeting and discussions throughout consideration of previous application for Advert and Listed Building Consents

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:
2nd Floor, 1 Ashley Road

Number:

Suffix:

Address line 1:

Address Line 2:
Altrincham

Town/City:
Cheshire

Postcode:
WA14 2DT

Date notice served (DD/MM/YYYY):
07/03/2025

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Andy

Surname

Watts

Declaration Date

07/03/2025

☑ 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

Andy Watts

Date

07/03/2025