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

1 Chapel House, Flat 9

Address Line 1

Turnstone Avenue

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2EQ

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

Easting (x)

384803

Northing (y)

390531

Description

Applicant Details

Name/Company

Title

Mr. and Mrs.

First name

Alan and Karen

Surname

Simpson

Company Name

Address

Address line 1

flat 9, Chapel House, Turnstone Avenue, Didsbury

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M20 2EQ

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

Mrs

First name

Marta

Surname

Diego Sainz

Company Name

stephenson hamilton risley STUDIO ltd.

Address

Address line 1

3 riverside mews,

Address line 2

4 commercial street

Address line 3

Town/City

Manchester

County

chocolate labrador

Country

United Kingdom

Postcode

M15 4RQ

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposed Works

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

The proposed alteration involves modifying the existing replacement central lancet window to integrate a single openable window within the existing lower pane. This modification is necessary to rectify the absence of natural ventilation on the first floor, especially in the habitable room. This deficiency results in consequential overheating, which adversely affects the residential amenity.
An air conditioning system is proposed for installation within the apartment, serving two bedrooms to mitigate overheating. The associated external equipment will be located on the roof terrace, which is behind the pitched roofs and thus not visible from external viewpoints. Careful consideration has been given to the placement of the air conditioning equipment and ducting to minimize visual impact. The external equipment will be screened on the terrace with materials matching the existing finishes. Ducting routes will be limited to a maximum height of 1200mm, consistent with the existing roof terrace fence, to minimize high-level additions to the external walls.

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).

The proposal comprises the modification of an existing replacement window to integrate an openable window; and the installation of an air conditioning system, with the associated external equipment located in the existing roof terrace
- Drawings: 7711-(05)001-P01/ 7711-(05)010-P01/ 7711-(05)011-P01/ 7711-(05)012-P01/ 7711-(05)013-P01.
- Design and access statement
- Window and air conditioning system details.

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:
Windows

Existing materials and finishes:
ppc aluminium windows in black colour.

Proposed materials and finishes:
ppc aluminium windows, to match existing.

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

The proposal comprises the modification of an existing replacement window to integrate an openable window; and the installation of an air conditioning system, with the associated external equipment located in the existing roof terrace
- Drawings: 7711-(05)001-P01/ 7711-(05)010-P01/ 7711-(05)011-P01/ 7711-(05)012-P01/ 7711-(05)013-P01.
- Design and access statement
- Window and air conditioning system details.

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?

- [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

Date (must be pre-application submission)

25/03/2025

Details of the pre-application advice received

Initial proposals were submitted to the planning officer to obtain preliminary feedback from him and his conservation officer colleagues. Their response confirmed the principle of acceptability for a submission proposing one openable window and the installation of an air conditioning system. All recommendations received have been incorporated into our current proposals.

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

Mrs.

First Name

Marta

Surname

Diego Sainz

Declaration Date

14/04/2025

☑ 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

Marta Diego Sainz

Date

14/04/2025