



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

38

Suffix

Property Name

Address Line 1

Mosley Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M2 3AZ

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

Easting (x)

384160

Northing (y)

398207

Description

The site the subject of 140274/LO/2024 relating to internal works to assist restaurant use.

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

The Cut and Craft Limited

Address

Address line 1

C/O Agent

Address line 2

-

Address line 3

-

Town/City

-

County

-

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Pardoe

Company Name

Moorside Planning Ltd

Address

Address line 1

92 Station Road

Address line 2

Address line 3

Town/City

Burley in Wharfedale

County

Country

Postcode

LS29 7NS

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)

Provision of signage in association with lawful use, comprising;

- A brass plaque to the right of the main entrance onto Mosley Street (using existing holes);
- A matching brass plaque to the left of the door onto York Street (using existing holes);
- A private entrance brass plaque to the right of the door onto York Street (using existing holes);
- Internal window signage sandwiched between original windows and existing secondary glazing fixed to timber (using 40mm screws).

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

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

Listed Building Consent was granted for various internal alterations in association with the lawful restaurant use of the site under reference 140274/LO/2024.

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 the covering letter for full details of the proposed works, and the documents that accompany this application, and the description already provided.

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):

Fixings

Existing materials and finishes:

Not applicable.

Proposed materials and finishes:

Galvanized screws.

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

- Drawing AC23 – P08 – Site Location Plan;
- Drawing AC23 – P09 – Site Plan;
- Site Location Plan showing Sign Locations;
- Signage – Elevations – Rev A;
- External Entrance Signage – Rev A;
- Window Signage – Rev A;
- Window Signage - Finish.

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

Date (must be pre-application submission)

12/11/2024

Details of the pre-application advice received

The proposed signage above the York Street entrance should be removed and relocated to the side, ideally using existing holes - this has been addressed by the proposals.

The signage adjacent to the main entrance was deemed discrete.

The need for larger restaurant signage was understood, but it was requested that the legs be removed and colour reviewed - the legs have been removed, the signage now being braced within the window, and reduced in width. The colour is now a more muted brushed brass, rather than bronze.

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

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

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: Bruntwood, Union
Number:
Suffix:
Address line 1: 2-10 Albert Square
Address Line 2:
Town/City: Manchester
Postcode: M2 6LW
Date notice served (DD/MM/YYYY): 18/02/2025
Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Matthew

Surname

Pardoe

Declaration Date

18/02/2025

- ☒
- 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

Matthew Pardoe

Date

18/02/2025