MANCHESTER CITY COUNCIL

**Planning**
Telephone: +44 (0)161 234 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

67-71

Address Line 1

Princess Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 4EG

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

Easting (x)

383974

Northing (y)

398079

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Harrison Ince

Company Name

Harrison Ince Ltd

### Address

Address line 1

67-71 Princess Street

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

England

Postcode

M2 4EG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

First name

Harrison

Surname

Ince

Company Name

Harrison Ince Architects Ltd

### Address

Address line 1

Sunhouse

Address line 2

2-4 Little Peter Street

Address line 3

Knott Mill

Town/City

Manchester

County

Country

Postcode

M15 4PS

## 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)

Wifi up-grade.

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?

- [x] Yes
- [ ] No

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

139567/LO/2024 - Listed Building Consent for internal alterations to the basement.

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- [ ] Yes
- [x] No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [ ] Yes
- [x] No

## Materials

Does the proposed development require any materials to be used?

- [ ] Yes
- [x] No

## 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?

◯ Yes
⊘ No

## 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:**
Rivergate House

**Number:**
70

**Suffix:**

**Address line 1:**
Redcliffe Street

**Address Line 2:**

**Town/City:**
Bristol

**Postcode:**
BS1 6AL

**Date notice served (DD/MM/YYYY):**
15/11/2024

**Person Family Name:**

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Harrison

Surname

Ince

Declaration Date

19/11/2024

☑ 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

Harrison Ince

Date

19/11/2024