MANCHESTER CITY COUNCIL

Planning
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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

Whitworth Institute

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M15 6ER

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

Easting (x)

384871

Northing (y)

395975

Description

Applicant Details

Name/Company

Title

MR

First name

ABDUL

Surname

HAFEEZ

Company Name

UNIVERSITY OF MANCHESTER

Address

Address line 1

DIRECTORATE OF ESTATES & FACILITIES

Address line 2

4.00b BEYER BUILDING

Address line 3

THE UNIVERSITY OF MANCHESTER

Town/City

MANCHESTER

County

GREATER MANCHESTER

Country

UNITED KINGDOM

Postcode

M13 9PL

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

MR

First name

Paul

Surname

Boyle

Company Name

SDA Consulting LLP

Address

Address line 1

2nd Floor The Tower

Address line 2

Deva City Office Park

Address line 3

Manchester

Town/City

MANCHESTER

County

GREATER MANCHESTER

Country

United Kingdom

Postcode

M3 7BF

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)

Project involves the assessment of continual flooding to a box gutter above the art gallery to the South and North and providing additional gutter/downpipes to discharge excessive rainwater away from the central Art Gallery which suffers from continual ingress of water.

Dry rot eradication internally to the North Tower

Replacement of damaged terracotta finials to the East Elevation

Remedial works to the North spire.

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).

See SDA Stage 4 report inclusive of:
- UOM PROPOSALS FOR DIVERTING RAINWATER TO NORTH & SOUTH GALLERY ROOFS
- ROOF EDGE PROTECTION SCHEME PROPOSALS
- TRACE REPORT (DRY ROT ERADICATION)
- ENVIRONMENTAL BUILDING SOLUTIONS LTD
- NOVUS FINIAL INSPECTION
- TROUP BYWATER + ANDERS STAGE REPORT

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Rainwater goods

Existing materials and finishes:
EXTERNALLY CAST IRON NEW RAINWATER GOODS FINIAL - TERRACCOTAE AND MATERIALS TO MATCH EXISTING. INTERNALLY SOFTWOOD TIMBER PLASTER FINISHES INCLUDING ORNATE CORNICES

Proposed materials and finishes:
EXTERNALLY CAST IRON - NEW RAINWATER GOODS SHALL MATCH THE PROFILE OF THE ORIGINAL PROPERTY PROFILE WITH DOWNPIPES OF A MINUMUM OF 100MM DIAMETER TO MATCH EXISTING, CAST IRON HOPPERS TO BE INCLUDED, PROFILE TO MATCH EXISTING. FINIAL - NEW TERRACCOTA FINIAL TO BE MANFUACTURED AND INSTALLED, PROFILE AND MATERIALS TO MATCH EXISTING. INTERNALLY AS PER TRACE REPORT - ALL MATERIALS TO BE APPROVED BY THE CONSERVASIONIST PRIOR TO INSTALLATION

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

MGA_031AA_SDA_R000_01 - EXISTING ROOF PLAN
MGA_031AA_SDA_F000_02 - GROUND FLOOR PLAN
MGA_031AA_SDA_F000_03 - PROPOSED NEW GUTTER LOCATION
MGA_031AA_SDA_F000_04 - GUTTER DETAIL
MGA_031AA_SDA_F000_05 - SOUTH ROOF PITCH GUTTER
MGA_031AA_SDA_F000_06 - NORTH ROOF PITCH GUTTER
8141_101 WAG ROOF ACCESS IMPROVEMENTS
MGA031AALP001 REV X DRY ROT ERADICATION, FINIAL REPLACEMENT

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?

- ◯ 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

EMAIL OF THE 22ND OCTOBER 2024

Date (must be pre-application submission)

22/10/2024

Details of the pre-application advice received

Having reviewed the proposal with one of our conservation officers, I can confirm that it is the City Council's view that there would be a requirement for Listed Building Consent for these works as the works appear to involve alterations to gutters, new gutters and rainwater pipes (Troup Bywaters and Anders Report) and internal works that are rather extensive in places.

Can we please arrange a site visit to discuss the proposals on site?

We would like to review on site the internal works, especially where there is the existing dry living.

We would like to review on site the proposed route of the proposed new downpipes on the external faces.

We also have some queries over some aspects of the specification, for instance the mortar spec includes cement and any mortar should be based on an analysis. It would be good to discuss these elements on site.

Please can you advise the availability for a potential site visit for either weeks c/o 5th Nov or 12th Nov?

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

First Name

ABDUL

Surname

HAFEEZ

Declaration Date

17/12/2024

☑ 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

Paul Boyle

Date

18/12/2024