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: 1

Suffix:

Property Name: St Johns Presbytery

Address Line 1: St Clements Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 9EE

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

Easting (x): 381316

Northing (y): 393805

Description:

Applicant Details

Name/Company

Title

Father

First name

Anthony

Surname

Ekpunobi

Company Name

RC Parish of Our Lady & St John Chorlton

Address

Address line 1

St Johns Presbytery

Address line 2

1 St Clements Road

Address line 3

Chorlton-cum-Hardy

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9EE

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

Victoria Jane

Surname

Saunders

Company Name

Bernard Taylor Partnership Ltd

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

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)

Proposed works consist of:-
1) - Upgrade of the fire resistance of the ceiling to the basement boiler room and the enclosure of the escape stair from the basement to the ground floor
2) - Upgrade of existing emergency lighting installation.
3) - Installation of a linked ld2 fire alarm system to comply with 'Fire: British Standard BS 5839-6:2019'

All works are proposed to ensure that the residential accommodation over all four floors satisfies all current statutory fire safety legislation requirements and protects residents/visitors from the likely fire risks.

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).

SJ-BTP-00-EP-DR-A-4118_FSW00 Location Plan
SJ-BTP-00-EP-DR-A-4118_FSW01 Ground and Basement Plans
SJ-BTP-00-EP-DR-A-4118_FSW02 First and Second Floor Plans
xcite_xcembnm3st_bulkhead - Product Sheet
xcite_xcbh12ctm3_round bulkhead - Product Sheet
Aico_Ei3016_Smoke - Product Sheet
Aico_Ei164e_Heat - Product Sheet
Aico_Ei3030_Multi - Product Sheet

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:
Ceilings

Existing materials and finishes:
Damaged and missing lath & plaster ceiling finish to underside of ground floor rooms over.

Proposed materials and finishes:
Upgrade the complementation of the basement Boiler Room ceiling as follows. Supply and fix 12.5mm Gyproc Fireline board with skim finish mechanically fixed over the existing damaged lath/plaster ceiling. Allow for framing out around the recently installed heating pipework/supporting framework. Allow for intumescent sealant/foam to the perimeter of the ceiling & wall junction and to fire stop any service penetrations in the new ceiling

Type:
Internal walls

Existing materials and finishes:
Existing timber boarded and framed (exposed) partition at the head of the staircase from the basement to the ground floor (means of escape).

Proposed materials and finishes:
The upgrade of the fire separation to the timber partition at the top section of the Basement/Escape Stair to include for temporary removal of the existing surface mounted electrical accessories/conduits. Refix on completion. Panels to be over boarded with Gyproc Fireline board with intumescent sealant to the board joints and perimeter of the boards. Allow for all necessary protection and full clean on completion.

Type:
Internal doors

Existing materials and finishes:
Existing boarded door at the head of the staircase from the basement to the ground floor (means of escape).

Proposed materials and finishes:
Upgrade fire resistance of the existing panelled basement access door consisting of the following. Temporarily remove the door & ironmongery to allow for adaption. Allow for refixing on completion, including intumescent pads to the hinges and lock. Fix Supalux fire resistant boarding to the basement side of the existing door New boarding to be painted out and to be fixed using brass cups and screws with fixed with intumescent sealant to the board joints and perimeter of the boards. Rout out the existing door frame and fix new intumescent smoke/heat brush seal. Allow for decoration of the frame and door. Allow for all necessary protection and full clean on completion.

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

SJ-BTP-00-EP-DR-A-4118_FSW00 Location Plan
SJ-BTP-00-EP-DR-A-4118_FSW01 Ground and Basement Plans
SJ-BTP-00-EP-DR-A-4118_FSW02 First and Second Floor Plans
xcite_xcembnm3st_bulkhead - Product Sheet
xcite_xcbh12ctm3_round bulkhead - Product Sheet
Aico_Ei3016_Smoke - Product Sheet
Aico_Ei164e_Heat - Product Sheet
Aico_Ei3030_Multi - Product Sheet

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

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

- [x] The Applicant
- [ ] The Agent

Title

Father

First Name

Anthony

Surname

Ekpunobi

Declaration Date

22/10/2024

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Victoria Jane Saunders

Date

22/10/2024