MANCHESTER CITY COUNCIL

Planning
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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: 74

Suffix:

Property Name:

Address Line 1: King Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 4NJ

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

Easting (x): 383861

Northing (y): 398267

Description:

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Garbutt

Company Name

Newcastle Building Society

Address

Address line 1

1 Cobalt Parkway

Address line 2

Address line 3

Town/City

Wallsend

County

Newcastle upon Tyne

Country

United Kingdom

Postcode

NE28 9EJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

MWE

Surname

Architects

Company Name

MWE Architects

Address

Address line 1

Unit 1

Address line 2

Bearl Farm

Address line 3

Town/City

Stocksfield

County

Country

United Kingdom

Postcode

NE437AL

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)

The proposed works will transform the ground floor into the main branch for the Society, offering direct public access from King Street. The basement will be adapted to provide flexible meeting spaces, with provision for community use. The first floor will be fitted out to accommodate offices, meeting rooms, and associated ancillary facilities. Refer to Design, Access and Heritage Statement for further details.

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).

Refer to proposed drawings and Design, Access and Heritage Statement for 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:
External doors

Existing materials and finishes:
Stained timber

Proposed materials and finishes:
Prepare and re-stain to match existing.

Type:
Floors

Existing materials and finishes:
Polished concrete floor at ground floor level. Vinyl floor planks at basement and first floor level.

Proposed materials and finishes:
Timber effect vinyl floor planks to be laid over existing polished concrete floor at ground floor level. Floor finshes to remainder of unit to be replaced with either timber effect vinyl floor planks in common areas, carpet to meeting rooms, non-slip vinyl; to ancillary areas. Refer to floor finishes plan for details.

Type:
Internal doors

Existing materials and finishes:
Flush plywood.

Proposed materials and finishes:
4 panelled oak shaker doors with antique brass iron mongery.

Type:
Internal walls

Existing materials and finishes:
Solid plaster lining painted white.

Proposed materials and finishes:
Patch repair with lime based solid plaster lining to match existing. Prepare and re-decorate walls with breathable paint to match existing.

Type:
Ceilings

Existing materials and finishes:
White painted ceilings.

Proposed materials and finishes:
Re-decorate white painted ceilings to match existing.

Type:
Windows

Existing materials and finishes:
Painted timber frames.

Proposed materials and finishes:
Prepare and re-decorate frames to with paint 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

Existing and proposed drawing No.s 01 - 20 + Design, Access and Heritage Statement. M&E Drawings.

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

Emails dated 23rd September & 3rd October 2024.

Date (must be pre-application submission)

23/09/2024

Details of the pre-application advice received

Refer to emails dated 23rd September & 3rd October 2024.

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:

Number:
47

Suffix:

Address line 1:
47-49 King Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 7AY

Date notice served (DD/MM/YYYY):
04/10/2024

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

MWE

Surname

Architects

Declaration Date

03/10/2024

☑ 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

MWE Architects

Date

04/10/2024