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: 44

Suffix:

Property Name:

Address Line 1: Portland Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 4GS

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

Easting (x): 384236

Northing (y): 397996

Description:

## Applicant Details

### Name/Company

Title

Mr

First name

Canxi

Surname

Mo

Company Name

NW Groups Ltd.

### Address

Address line 1

10 Falconwood Chase

Address line 2

Worsley

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M28 1FG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

### Contact Details

Primary number

Secondary number

Fax number

Email address

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

## Agent Details

### Name/Company

Title

Mr

First name

Mark

Surname

Clifford

Company Name

Paul Butler Associates

### Address

Address line 1

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

## 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)

Replacement of existing roof finishes with welsh slate. Replacement of skylights. Repointing and brickwork repairs.

Has the development or work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

03/06/2024

Has the development or work already been completed without consent?

- [ ] Yes
- [x] 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*
- [x] Grade II

Is it an ecclesiastical building?

- [ ] Don't know
- [ ] Yes
- [x] No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [ ] Yes
- [x] 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).

Full replacement of roof and repointing of rear elevation (see supporting documentation)

## 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:**
Roof covering

**Existing materials and finishes:**
Slate (presumed welsh but covered in bitumen)

**Proposed materials and finishes:**
Welsh slate

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

See supporting documentation

## 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

Date (must be pre-application submission)

10/07/2024

Details of the pre-application advice received

Various onsite meetings.

Initial meeting to discuss proposal with Max Gibson and Paula Burbicka (10/07/24). Agreement of proposed resolution to submit for LBC and continue further dialogue.

Paula Burbicka attended site with client to discuss re-pointing and view slate sample (10/09/24).

Max Gibson email response following review of draft application pack (08/10/24) further clarity was need on - Product specifications and cross-section of the proposed rooflight, product specification of the underlay, confirm whether no insulation is proposed, submit detail/product specifications of the proposed ventilators. All have been included within this package.

## 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

Canxi

Surname

Mo

Declaration Date

06/11/2024

☑ 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

Paul Butler Associates Ltd

Date

06/11/2024