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: 31

Suffix:

Property Name:

Address Line 1: Booth Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 4AF

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

Easting (x): 384012

Northing (y): 398147

Description:

Applicant Details

Name/Company

Title

MR

First name

SCOTT

Surname

FAWCETT

Company Name

Vista Trust Corporation (UK) Ltd as Trustee of the Property Income Trust for Charities

Address

Address line 1

55 Wells Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

W1G 0PU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Agent Details

Name/Company

Title

Mrs

First name

Fiona

Surname

Collier

Company Name

Blue Sky Design Interiors

Address

Address line 1

Studio 1

Address line 2

169 High Street

Address line 3

Boston Spa

Town/City

Wetherby

County

West Yorkshire

Country

United Kingdom

Postcode

LS23 6BH

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The building is Grade II listed dating back to 1868. It was originally known as Fountain Court and was extensively reconfigured in the 1980s when a facade retention scheme was implemented.

The proposed works relate to the internal fit-out of the Second Floor (West) of 31, Booth Street to create two meeting rooms and a tea-point. The internal faces of the perimeter walls of this floor are of low historical significance, comprising internal dry lining completed as part of the internal re-build works. There are no proposed changes or interventions relating to the high significance retained facade, or the medium significance windows.
The proposals will have less than substantial harm to the heritage asset.

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

139085/LO/2024 LISTED BUILDING CONSENT for the replacement of existing lift.
F16778/LB LISTED BUILDING CONSENT Demolition of the whole of the building behind the facades to Booth Street and Fountain Street, and construction of a new office building with the retention of the existing facades on Booth Street and Fountain Street.
F16779 Construction of new office building with the retention of the listed facades to Booth Street and Fountain Street.
F12523 Details of elevations for the construction of a new office building with the retention of the facades on the Booth Street/Fountain Street elevations of listed building Nos 64 - 68 Fountain Street.

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?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [x] Yes
- [ ] No

b) works to the exterior of the building?

- [ ] Yes
- [x] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [ ] Yes
- [x] 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).

The following drawings and documents are submitted in support of this application

1394-02-EX-01 Existing Layout
1394-02-EX-02 Existing Ceiling Layout
1394-02-PT-01 Partition Layout
1394-02-PT-02 Coordinated Ceiling + Partition Layout
1394-02-PE-01 Partition Elevations
1394-02-CL-01 Proposed Reflected Ceiling Plan
1394-02-ET-01 Raised Access Floor
1394-02-GA-01 General Arrangement Layout
1394-02-FL-01 Flooring Layout
1394-02-DC-01 Decorations Layout
1394-02-HE-01 Heritage Plan
1394-02-HE-02 Existing + Proposed Sections
1394-02-HE-03 Building Location plan
1394-02-JN-01 Breakout Wall Panelling
1394-02-KT-01 Teapoint Details
1394-HER-01 Heritage Statement & site photographs
1394-DAS-01 Design Access Statement

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:
External walls

Existing materials and finishes:
Existing internal walls are stud and plasterboard dry lining. Existing ceilings are a combination of plasterboard soffitte, and plasterboard & metal frame bulkhead with inset suspended perforated metal ceiling tiles. Existing floor is metal pan raised floor system. All wall and ceiling finishes are paint.

Proposed materials and finishes:
Proposed meeting rooms - Construction from stud and plaster board with glazed panels and glazed door. Proposed tea point - Wall to be built-out with stud and plasterboard partition to accept new kitchen units. Acoustic treatment to core - Proprietary feature timber wall panels proposed to the core walls comprising acoustic felt and stained timber battens. Floor finishes - Carpet and vinyl secured with low adhesive tackifier. Ceilings - No change to existing layout, materials or fabrication. Additional acoustic battens fixed over seating area, to be screw fixed to existing soffit. Feature lighting to be fixed over seating area, to be screw fixed to soffit. Surface finishes - generally to be matt emulsion paint to walls and ceilings, with eggshell to skirtings. Teapoint - wall and base units screw fixed to built-out wall, with tiled splash-back to worksurface.

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

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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

◯ The Applicant
⊘ The Agent

Title

Mrs

First Name

Fiona

Surname

Collier

Declaration Date

24/10/2024

☑ 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

Fiona Collier

Date

24/10/2024