

**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms & Mr

First name

Laura & Joe

Surname

Gretton & Fitzpatrick

Company Name

Address

Address line 1

Flat 14, Lexington

Address line 2

42 Chorlton Street

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 3HW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

LISTED BUILDING CONSENT Restoration of existing timber frame sash windows with internal insulation works to external facade. Internal works to create additional space above existing bathroom at mezzanine level, new staircase moved to kitchen to access mezzanine level.

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

If Yes, please describe and include the planning application reference number(s), if known

Previous works undertaken around 1998 by Micheal Hyde Associates to convert the northern wing of the former Sixth Form College into apartments. Application number is unknown and not available digitally, though some plans have been found in the building archives submitted as part of the Heritage Statement in this application.

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).

Please see the following drawings to support the application.

Existing Drawings :

087_L02_01 Existing Lower Floor Plan
087_L02_02 Existing Upper Floor Plan
087_L05_01 Existing Front Elevation
087_L06_01 Existing Overall Axo

Proposed Drawings :

087_L12_01 Proposed Lower Floor Plan
087_L12_02 Proposed Upper Floor Plan
087_L15_01 Proposed Front Elevation
087_L14_01 Proposed Section / Axo
087_L16_01 Proposed Overall Axo
087_L17_01 Proposed Internal View

Lexington Flat Heritage Statement

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:

Windows

Existing materials and finishes:

Timber frames double glazed sash windows painted white.

Proposed materials and finishes:

Timber frames double glazed sash windows painted white - repaired and restored as existing.

Type:

Internal walls

Existing materials and finishes:

1. Brick external facade 2.Stud walls (timber assumed) with plaster board, not original fabric.

Proposed materials and finishes:

1. To the external facade Woodfibre internal wall insulation proposed with lime plaster finish to provide vapour open, breathable construction to reduce risk of mould and condensation as recommended by English Heritage. 2. Removal of several internal partition walls as detailed on the existing and proposed plans. New walls to be built as timber stud work with plasterboard to match existing.

Type:

Internal doors

Existing materials and finishes:

Solid timber hinged doors

Proposed materials and finishes:

Solid timber pocket doors and hinged doors as detailed on plans

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Please see the following drawings to support the application.

Existing Drawings :

087_L02_01 Existing Lower Floor Plan

087_L02_02 Existing Upper Floor Plan

087_L05_01 Existing Front Elevation

087_L06_01 Existing Overall Axo

Proposed Drawings :

087_L12_01 Proposed Lower Floor Plan

087_L12_02 Proposed Upper Floor Plan

087_L15_01 Proposed Front Elevation

087_L14_01 Proposed Section / Axo

087_L16_01 Proposed Overall Axo

087_L17_01 Proposed Internal View

Lexington Flat Heritage Statement

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

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)

01/03/2024

Details of the pre-application advice received

The clients sought initial advice from the Council and The Heritage Officer made an initial site visit and advice (exact date unknown).

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

Ms

First Name

Jo

Surname

Sharples

Declaration Date

17/07/2024

☒ 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

Jo Sharples

Date

18/07/2024