

**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

Mr

First name

Matthew

Surname

Wellfair

Company Name

Kamani Commercial Property Ltd.

Address

Address line 1

49-51 Dale Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 2HF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

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

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Infill of wall in order to subdivide the existing commercial space, installation of kitchenette to match existing.

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

070007/LO/2003/C2-RETROSPECTIVE LISTED BUILDING CONSENT- Alterations to install new lift door and refurbishment of communal areas, re-glazing of central part of atrium roof and removal of walls at first, second and third floor level.

074514/LO/2005/C2-LISTED BUILDING CONSENT Installation of new internal ramp to allow full access at main entrance to shop unit

074712/FO/2005/C2-Change of use to showroom with ancillary office, kitchen and store room

074713/LO/2005/C2-LISTED BUILDING CONSENT Internal alterations in association with new showroom fit out

075900/LO/2005/C2-LISTED BUILDING CONSENT Installation of 1 no. new partition each on 1st and 2nd floors of building.

106315/LO/2014/C2- Listed Building Consent for internal alterations, including stud walls, in association with use of part of 4th floor, from B1 office use to D2 leisure use

106314/FO/2014/C2- Change of Use of part of 4th floor from B1 office use to D2 leisure use, with associated internal alterations.

111998/FO/2016-Change of use and internal/external works to the building, including the installation of four air conditioning units on the roof, to create 16 apartments (use class C3) on the first, second, third and fourth floors, with commercial uses including retail (use class A1), cafe (use class A3) and mixed use restaurant/takeaway (sui generis) provided at ground floor and basement level.

111999/LO/2016-Listed Building Consent for internal and external works to the building, including the demolition of a staircase and the installation of four air conditioning units on the roof, to create 16 apartments (use class C3) on first, second, third and fourth floors, with commercial uses including retail (use class A1), cafe (use class A3) and mixed use restaurant/takeaway (use class A3/A5) provided at ground floor and basement level.

117785/LO/2017-Listed Building Consent application for the creation of an emergency access hatch and ladder from the ground floor to the basement electrical room.

122285/LO/2019-LISTED BUILDING CONSENT for internal refurbishment and alterations to first to fourth floors of the building.

125944/LO/2020-Listed Building Consent for internal and external works to the building, including the demolition of a non-original staircase, installation of four air conditioning units within the loading bays on Cavell Street and refurbishment of the upper floors associated with the use of the building for a yoga studio (D2) in the basement, a cafe (A3) and barbers (A1) at ground floor and continued use of the upper floors as offices (B1)

125943/FO/2020-Use of building as yoga studio (D2) in the basement, cafe (A3) and barbers (A1) at ground floor level and continued use of the upper floors as offices (B1), and external alterations including the installation of new shop fronts and four air conditioning units within the loading bays on Cavell Street.

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 refer to drawings:
MANCH01-DR-1000-1F-1-Plan_ExistingFirstFloor
MANCH01-DR-1001-1F-1-Plan_ExistingSecondFloor
MANCH01-DR-1002-1F-1-Plan_ExistingThirdFloor
MANCH01-DR-1003-1F-1-Plan_ExistingFourthFloor
MANCH01-DR-2000-1F-1-Plan_ProposedFirstFloor
MANCH01-DR-2001-1F-1-Plan_ProposedSecondFloor
MANCH01-DR-2002-1F-1-Plan_ProposedThirdFloor
MANCH01-DR-2003-1F-1-Plan_ProposedFourthFloor
MANCH01-DR-3400-1F-1-Details_FirstToThirdFloorInfill
MANCH01-DR-3401-1F-1-Details_FourthFloorInfill

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:
Internal walls

Existing materials and finishes:
Presumed brick and painted plaster finish.

Proposed materials and finishes:
Gyframe stud wall, isover insulation, Gyproc plasterboard, skim coat plaster and paint finish to match existing, painted timber skirting board to match existing.

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

MANCH01-DR-1000-1F-1-Plan_ExistingFirstFloor
MANCH01-DR-1001-1F-1-Plan_ExistingSecondFloor
MANCH01-DR-1002-1F-1-Plan_ExistingThirdFloor
MANCH01-DR-1003-1F-1-Plan_ExistingFourthFloor
MANCH01-DR-2000-1F-1-Plan_ProposedFirstFloor
MANCH01-DR-2001-1F-1-Plan_ProposedSecondFloor
MANCH01-DR-2002-1F-1-Plan_ProposedThirdFloor
MANCH01-DR-2003-1F-1-Plan_ProposedFourthFloor
MANCH01-DR-3400-1F-1-Details_FirstToThirdFloorInfill
MANCH01-DR-3401-1F-1-Details_FourthFloorInfill
MANCH01-Report-Heritage_Design_and_Access_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

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

Miss

First Name

Emily

Surname

Walsh

Declaration Date

03/04/2024

☒ 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

Katie Harries

Date

05/04/2024