

**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

Nathan

Surname

McAvoy

Company Name

Seven Bro7hers Brewery Ltd

Address

Address line 1

Unit 63, Waybridge Enterprise Estate

Address line 2

Daniel Adamson Road

Address line 3

Town/City

Salford

County

Country

Postcode

M11DS

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)

The proposal is for the internal fit out to form a Seven Bro7hers Beerhouse within the unit. The proposal will include new internal stud walls to form the spaces, with a bar, kitchen, cellar, customer toilets and back of house areas. New M&E installations to serve the unit, and new FF&E throughout. There are no demolition works proposed.

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

A planning and listed building application for an extension of the building was made and approved, ref: 115570/FO/2017 and 115571/LO/2017. The extension has been completed.

Following this, an application was made for this site on behalf of Cloudwater, ref: 135682/FO/2022 and 135683/AO/2022. It is thought that Cloudwater allowed these applications to run out and be refused following their involvement in the site ceasing.

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).

EE01.01 Existing External Elevations
EP01 Existing Plan
ES01.01 Existing Interior Sections AA BB CC DD
ES01.02 Existing Interior Sections EE FF GG
P01 Proposed Plan
P02 Proposed Works Plan - Listed Building
PE01.01 Proposed North Elevation
PE01.02 Proposed South and East Elevations
PS01.01 Proposed Interior Sections AA BB CC DD
PS01.02 Proposed Interior Sections EE FF GG
Planning Design and Heritage Statement
Existing Photographs

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: Brickwork, concrete and plasterboard. Proposed materials and finishes: Existing brick and concrete walls will be left as existing exposed. Wall finishes to new internal stud walls will be a mixture of vertical black timber, brick slips, wall tiles and painted decoration.
Type: Floors Existing materials and finishes: Concrete Proposed materials and finishes: New floor finishes will be a mix of Concrete, vinyl flooring and vinyl safety flooring to kitchen and cellar areas.
Type: Internal doors Existing materials and finishes: N/a Proposed materials and finishes: 30min FR paint grade timber internal doors. Vision panels where needed.
Type: Lighting Existing materials and finishes: N/a Proposed materials and finishes: A mixture of ceiling mounted spot lights due to height restrictions, wall lights, pendant fittings, strip lights and fairy lights. All to be LED fittings.

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

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Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

Seven Bro7hers have had their proposals approved with their landlord. The surrounding units within Kampus are also under the same landlord.

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

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.

Name of Owner:

***** REDACTED *****

House name:

C/O Capital & Centric

Number:**Suffix:****Address line 1:**

Phoenix 72

Address Line 2:

Chapeltown Street

Town/City:

Manchester

Postcode:

M12EY

Date notice served (DD/MM/YYYY):

27/03/2023

Person Family Name:

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made**Declaration**

I / We hereby apply for Listed building consent as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

POLLY MCCUE

Date

17/04/2023