

**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

Suffix

Property Name

26-28 Ground Floor And Basement

Address Line 1

Dale Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1FY

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

Easting (x)

384564

Northing (y)

398339

Description

Applicant Details

Name/Company

Title

Mr

First name

Vincent

Surname

Tao

Company Name

sneaker pharm ltd

Address

Address line 1

31 Saltram close

Address line 2

Address line 3

Town/City

Radcliffe

County

Greater Manchester

Country

United Kingdom

Postcode

M26 3XD

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

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

We are aiming to enhance the aesthetic appeal of the building, while respecting its historical significance and are looking to add a manually retractable awning and separate hanging sign.

The Victorian styled awning will be made of high-quality materials, designed to match the historical context and architectural style of the building. (Attached is a brochure from the manufacturer, includes cross sections, details of materials used and installation examples) The awning will be installed above the ground floor window, projecting 1000mm to provide adequate coverage, protection, and symmetry. The design of the awning will be sympathetic of the era, ensuring it complements the original features and maintains the buildings character. The colour scheme and fabric choice will be carefully selected to match or harmonise with the surrounding features. (a mock-up has been attached subject to change) The addition of the awning will contribute to the preservation and enhancement of the buildings historical character whilst providing practical benefits of offering shelter from inclement weather. There will be improved accessibility and comfort for visitors, and it also serves as an attractive architectural feature adding visual interest to the building and surrounding area of Dale Street.

The awning will not compromise any existing architectural features or compromise on the integrity of the building; being installed away from the sashed windows, ramped railings, raised doorways, moulded architraves and pediments making up the existing character features of the facade. The installation will have minimal impact on the existing structure and fabric as it will be carefully designed and installed by professionals with significant experience with listed buildings. We have conducted a thorough assessment of potential visual and environmental impacts and believe that the installation is in harmony with the surrounding area.

We would also like to add a hanging store sign, made using traditional methods in a traditional style concurrent with the age of the building, its purpose is to draw direction to the property and make it easily identifiable at pavement level. I have attached photos of the style of sign, an example of how it would look in practice and the design/brand logo on display. It will be installed away from any of the original features beside the main doorway to the right, above the fenced area. The hanging sign bracket will protrude out by 680mm and will attach a sign of 400mm long and is similar to ones already on the street.

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

Reference: 071214/FO/2004/C2 Accepted: 29 Jun 2004 Status: Application Approved
Location: 28 Dale Street City CENTRAL Proposal: Change of use from showroom to hairdressers (A1) Decision: Approved
Decision Date: 02 Aug 2004 Decision Issued: 02 Aug 2004

Reference: 035779 Accepted: 04 Dec 1989 Status: Application Approved
Location: 26/28, Dale Street, City CENTRAL Proposal: LISTED BUILDING CONSENT Elevational and internal alterations in connection with the proposed change of use to showrooms and offices Decision: Approved Decision Date: 26 Feb 1990 Decision Issued: 26 Feb 1990

Reference: 035780 Accepted: 04 Dec 1989 Status: Application Approved
Location: 26/28, Dale Street, City CENTRAL Proposal: Change of use to showrooms and ancillary offices Decision: Approved Decision Date: 26 Feb 1990 Decision Issued: 26 Feb 1990

Reference: 034279 Accepted: 10 May 1989 Status: Application Approved
Location: 26-28, Dale Street, City CENTRAL Proposal: Change of use into an eight bedroom hotel plus lounge, dining & kitchen facilities Decision: Approved
Decision Date: 29 Aug 1989 Decision Issued: 29 Aug 1989

Reference: 032329 Accepted: 23 Aug 1988 Status: Application Approved
Location: 28, Dale Street, City CENTRAL Proposal: LISTED BUILDING CONSENT External repair works and external decoration Decision: Approved Decision Date: 25 Oct 1988 Decision Issued: 25 Oct 1988

Reference: 032331 Accepted: 23 Aug 1988 Status: Application Approved
Location: 28, Dale Street, City CENTRAL Proposal: A)Illuminated double sided projecting sign to front elevation. B)Illuminated name sign to front and side elevations. C)Illuminated fascia signs. Decision: Approved Decision Date: 25 Oct 1988 Decision Issued: 25 Oct 1988

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

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:
Other

Other (please specify):
Awning

Existing materials and finishes:
No awning is currently present

Proposed materials and finishes:
The awning will be completely bespoke and hand made. High grade hardwood timber will be used to construct the roller box. Steel forged arms and bracketry are hand-crafted to match the application. The cloth fabric is solution dyed for protection and strength. Finishes and colour scheme will be chosen to be sympathetic to the overall character of the building and it will be of utmost importance to ensure that any scheme chosen will not detract from the existing character of the building or the surrounding area.

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

1. brochure detailing and illustrating the proposed awning in detail, with reference to style, materials, mounting options and cross sectional diagrams.

2. quotation prepared by the manufacturer describing their proposal for the site. Contains detailed description of materials used, finishes and functional details.

3. mock up of the proposed awning in situ at the property. Not to scale - for illustration purposes only

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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.

Owner

Name of Owner:

***** REDACTED *****

House name:

Phoenix House

Number:

1

Suffix:

Address line 1:

Station Hill

Address Line 2:

Town/City:

Reading

Postcode:

RG1 1NB

Date notice served (DD/MM/YYYY):

05/06/2023

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Vincent

Surname

Tao

Declaration Date

09/06/2023

☒ 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

Vincent Tao

Date

09/06/2023