

**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	3
Suffix	
Property Name	Canada House
Address Line 1	Chepstow Street
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M1 5FW

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

Easting (x)	Northings (y)
383950	397668

Description

Applicant Details

Name/Company

Title

Mr

First name

Fergus

Surname

Evans

Company Name

Grosvenor OEI Limited

Address

Address line 1

70 Grosvenor Street

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

W1K 3JP

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

Refurbishment of the 3rd and 4th floor office accommodation, to include the demolition of modern internal partitions, refurbishment of the office spaces to include construction of new partitions, installation of secondary glazing, installation of fixed furniture, renewal of finishes and alteration of mechanical & electrical services including the relocation of an original radiator.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- ☐ Yes
☒ No

b) Demolition of a building within the curtilage of the listed building

- ☐ Yes
☒ No

c) Demolition of a part of the listed building

- ☒ Yes
☐ No

If the answer to c) is Yes

What is the total volume of the listed building?

14500.00	Cubic metres
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What is the volume of the part to be demolished?

17.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

2017

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The partitions to be demolished are modern internal partitions installed in 2017.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The removal of the partitions is required as to refurbish the office accommodation and will partiallyly reisntate the open plan to these parts of the building.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

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).

Refer to the below documents for details of the proposed works:

23_04_17_CanadaHouse_SLHA_Design and Access and Heritage Statement_FINAL
22-090 AXI L00 & B00 Location Plan Rev 3.01
22-090 AXI 003 Existing Third Floor Suite Plan Rev 3.00
22-090 AXI 063 Proposed Third Floor Suite BWIC Plan Rev 3.01
22-090 AXI 103 Proposed Third Floor Suite Plan Rev 3.04
22-090 AXI 113 Proposed Third Floor Suite Partition Plan Rev 3.00
22-090 AXI 500 Proposed Third Floor Suite Lounge Banquette Details Rev 3.01
22-090 AXI 501 Proposed Third Floor Suite Work Pods Details Rev 3.00
22-090 AXI 502 Proposed Third Floor Suite Booths Details Rev 3.00
22-090 AXI 503 Proposed Third Floor Suite Kitchen Unit Details Rev 3.02
22-090 AXI 504 Proposed Third Floor Suite Cotton Tables-Rev 3-00
22-090 AXI 505 Proposed Third Floor Suite Board Room Unit Details Rev 3.00
22-090 AXI 507 Proposed Third Floor Suite Low Level Wall Details Rev 3.00
22-090 AXI 600 Proposed Third Floor Suite Wall Finishes Plan Rev 3.01
22-090 AXI 601 Proposed Third Floor Suite Floor Finishes Plan Rev 3.01
Canada House Level 3 M&E Drawings
22020(10)200_Canada House_4F Suite_Existing & Demise Plan-A1
22020(10)201_Canada House_4F Suite_Demolition Plan-A1
22020(20)200_Canada House_4F Suite_General Arrangement Plan-A1_RevA
22020(20)201_Canada House_4F Suite_General Arrangement Plan without Furniture-A1
22020(22)200_Canada House_4F Suite_Partition & Door Types-A1
22020(22)300_Canada House_4F Suite_Partition Typical Details-A1
22020(22)301_Canada House_4F Suite_Secondary Glazing-A1_RevA
22020(35)200_Canada House_4F Suite_Reflected Ceiling Plan & Lighting Plan-A1
22020(40)500_Canada House_4F Suite_Finishes Schedule
22020(42)200_Canada House_4F Suite_Wall Finishes Plan-A1
22020(43)200_Canada House_4F Suite_Floor Finishes Plan-A1
22020(62)200_Canada House_4F Suite_Small Power & Data-A1
22020(70)200_Canada House_4F Suite_Joinery Location Plan-A1
22020(70)300_Canada House_4F Suite_Podium Joinery Drawing-A1
22020(70)301_Canada House_4F Suite_AV Wall Joinery Drawing-A1
22020(70)302_Canada House_4F Suite_Cloaks Cupboard Joinery Drawing-A1
22020(73)300_Canada House_4F Suite_Kitchen Design Intent-A1
22020(90)300_Canada House_4F Suite_Proposed Internal Elevations-A1
Canada House Level 4 M&E Drawings

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: Ceilings Existing materials and finishes: Painted plaster Proposed materials and finishes: Painted plaster
Type: Internal walls Existing materials and finishes: Painted plaster Proposed materials and finishes: Painted plaster
Type: Floors Existing materials and finishes: Carpet tile and vinyl Proposed materials and finishes: Carpet tile and vinyl

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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22-090 AXI 501 Proposed Third Floor Suite Work Pods Details Rev 3.00
22-090 AXI 502 Proposed Third Floor Suite Booths Details Rev 3.00
22-090 AXI 503 Proposed Third Floor Suite Kitchen Unit Details Rev 3.02
22-090 AXI 504 Proposed Third Floor Suite Cotton Tables-Rev 3-00
22-090 AXI 505 Proposed Third Floor Suite Board Room Unit Details Rev 3.00
22-090 AXI 507 Proposed Third Floor Suite Low Level Wall Details Rev 3.00
22-090 AXI 600 Proposed Third Floor Suite Wall Finishes Plan Rev 3.01
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22020(22)200_Canada House_4F Suite_Partition & Door Types-A1
22020(22)300_Canada House_4F Suite_Partition Typical Details-A1
22020(22)301_Canada House_4F Suite_Secondary Glazing-A1_RevA
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22020(70)302_Canada House_4F Suite_Cloaks Cupboard Joinery Drawing-A1
22020(73)300_Canada House_4F Suite_Kitchen Design Intent-A1
22020(90)300_Canada House_4F Suite_Proposed Internal Elevations-A1
Canada House Level 4 M&E Drawings

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

Mr

First Name

Fergus

Surname

Evans

Declaration Date

18/04/2023

☒ 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

Stephen Levrant

Date

18/04/2023