

**Planning**

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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

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

Colin

Surname

Starkie

Company Name

Manchester Metropolitan University

Address

Address line 1

All Saints Building

Address line 2

All Saints

Address line 3

Town/City

Manchester

Country

Postcode

M15 6BX

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

Country

Postcode

Contact Details

Primary number

Secondary number

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 for for the removal of the west elevation M&E plant flue pipe and ventilation ductwork and installation of a new powder coated flue pipe to the south elevation, as well as the installation of two ventilation grilles also to the south elevation. Internal minor refurbishment works to the ground floor space to remove and replace modern partitioning, install new services to the café and renew floor, wall and ceiling finishes.

Has the development or work already been started without consent?

- ☒ Yes
☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

18/07/2022

Has the development or work already been completed 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

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).

SLHA_MMURighton_Basment&GFWorks_PlanningLetter
SLHA_MMU_The Righton Building_2022B&GFWorks_HeritageStatement
MMU Righton Building Design and Access Statement

Basement Plant Drawings:

300_01_Location Site Plan
300_02_Existing Plans
300_03_Existing Elevations
300_04_Proposed Plans
300_05_Proposed Elevations

Ground floor Refurbishment Reports, Drawings and Specifications:

MMU-Pre-Construction Information Plan
MMU-RB-SS-00-001 - Existing Ground Floor General Arrangement Plan - rev C
MMU-RB-SS-00-002 - Proposed Ground Floor General Arrangement Plan - rev C
MMU-RB-SS-10-001 - Proposed Demolition Plan - rev C
MMU-RB-SS-22-002 - Proposed Cafe Partition Details - rev C
MMU-RB-SS-22-003 - Proposed Meeting Area Parttion Details - rev C
MMU-RB-SS-22-004 - Proposed Breakaway Area Parttion Details - rev C
MMU-RB-SS-42-001 - Proposed Wall Finishes Plan - rev C
MMU-RB-SS-43-001 - Proposed Floor Finishes Plan - rev C
MMU-RB-SS-45-001 - Proposed Ceiling Plan - rev C
MMU-RB-SS-46-001 - Proposed Joinery Finishes Plan - rev C
MMU-RB-SS-70-001 - Proposed FF&E Plan - rev C
MMU-RB-SS-70-002 - Podium-Reception Details - rev C
MMU-RB-SS-70-003 - Tea and Coffee Servery Details - rev C
MMU-RB-SS-70-004 - Refreshment Servery Details - rev C
MMU-RB-SS-98-001 - OS Plan - rev C
MMU-RB-SS-98-002 - Block Plan - rev C
MMU-RB-SS-98-003 - Location Plan - rev C
MMU-RB-SS-98-004 - Contractors Site Set Up Plan - rev C
BCMAN202200195004-Preambles-2022-06-14
50953 - MMU - Estates Projects - RIGHTON - Electrical Specification
50953 Mechanical Services Specification - Righton
50953(52)RIG-002
50953(53)RIG-002
50953(56)RIG-001
50953(56)RIG-002
50953(57)RIG-001
50953(57)RIG-002
50953(60)RIG-001
50953(60)RIG-002
50953(62)RIG-001
50953(63)RIG-001

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):

External ductwork and grilles

Existing materials and finishes:

Non-painted aluminium pipework.

Proposed materials and finishes:

Powder coated (black) ventilation flue and grilles.

Type:

Internal walls

Existing materials and finishes:

Modern plasterboard and stud partitions with glazing.

Proposed materials and finishes:

Perforated timber partitions.

Type:

Floors

Existing materials and finishes:

Modern carpet and vinyl.

Proposed materials and finishes:

Carpet 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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MMU-RB-SS-22-003 - Proposed Meeting Area Parttion Details - rev C
MMU-RB-SS-22-004 - Proposed Breakaway Area Parttion Details - rev C
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MMU-RB-SS-43-001 - Proposed Floor Finishes Plan - rev C
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MMU-RB-SS-46-001 - Proposed Joinery Finishes Plan - rev C
MMU-RB-SS-70-001 - Proposed FF&E Plan - rev C
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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)

07/07/2022

Details of the pre-application advice received

Advice sought on the need to submit a PP as well as an LBC for the proposals.

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

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

Stephen Levrant

Date

10/08/2022