


Planning

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Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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	33
Suffix	
Property Name	
Address Line 1	Thomas Street
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M4 1NA

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

Easting (x)	Northing (y)
384379	398651

Description

Applicant Details

Name/Company

Title

First name

Hannah

Surname

Kera

Company Name

Address

Address line 1

33 Thomas Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M4 1NA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Matthew

Surname

Hargreaves

Company Name

Back Room Architecture & Design

Address

Address line 1

313 Barlow Moor Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 7GH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Erection of a new rear outrigger extension and internal alterations at 33 Thomas Street. The ground and basement levels will be Class E(b) (sale of food and drink for consumption (mostly) on the premises) and levels 01 and 02 will be Class C3(a)(single dwellinghouse). The proposal includes, but not limited to, demolition of certain elements including a brick oven at basement level, removal of existing fabric for new staircase to basement level, removal of stair between ground and level 01 (including joinery), removal of existing masonry wall at ground floor, forming a new opening to the external wall at level 01, plus other structural interventions. The new proposals include, but not limited to, a new stair to access the basement, new partitions and WC facilities to basement level, new finishes to basement level (including floor finishes and tanking - subject to Building Control), new staircase between ground and level 01, new partitions at ground floor (including fire rated entrance lobby), new fixtures and fittings at ground floor (including commercial kitchen), new internal partitions to levels 01 and 02, new outrigger extension to the rear of level 01, new external roof terrace to the rear of level 01, and various refurbishment and remedial works as detailed in the drawings/planning documentation.

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?

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

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

Month

January

Year

1790

(Date must be pre-application submission)

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

There are various alterations proposed to convert the building, predominantly internal. This includes; removal of the existing oven at basement level, replacement of the timber beam at basement level (with a full length steel beam - either new or reclaimed), enlarged structural opening in the level 00 floor to facilitate new stair to basement, removal of stair between ground and level 01 (to facilitate new stair required), new opening in masonry wall at ground floor internally, removal of existing rear door at ground floor (and new structural opening in wall to facilitate new rear door), removal of existing non-original shopfront, removal and re-building of existing brick wall at level 01 (currently unsafe structurally), part-removal of timber panelling at level along corridor at level 01, removal of timber enclosure around stair at level 01 (to allow 30min fire rated partition to be built), reinstatement of structural opening to rear wall of level 01 (to access new outrigger extension), removal of existing non-original rear window to level 01 (to be replaced with new replica), removal of existing non-original roof to ground floor rear extension (to facilitate new outrigger and roof terrace), removal of existing ceilings where repairs are required.

General items include; removal of non-original fixtures and fittings (e.g. plasterboard, sanitaryware, etc) and builders work to facilitate new scheme (e.g. core holes for drainage, etc).

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

The proposed demolition follows a lengthy consultation process between the client, heritage consultant, structural engineer and local authority and is required primarily for two reasons;

1. To facilitate the new layout (which was amended from 2no. single bed apartments to a single 2no. bed apartment, as per the planner's request), and;
2. To comply with current Building Regulations

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 the proposed drawing 'BAC057_02_0001 (PROPOSED GA)', the Design & Access Statement, the 'Structural Report on Existing Building' and the Heritage Statement for details.

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:

External walls

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Red brick to be used for the outrigger extension and brick infill in the rear wall of ground floor. The brick will be selected to match the existing building, or brick reclaimed from the same building is to be used if acceptable to Building Control.

Type:

Roof covering

Existing materials and finishes:

Slate to the original building and metal cladding to the non-original extension

Proposed materials and finishes:

Metal cladding proposed to the new outrigger extension. The external roof terrace will be weathered with a roofing membrane and finished with decking / tiling, TBC

Type:

Windows

Existing materials and finishes:

Existing timber sash windows to front and rear elevations

Proposed materials and finishes:

All windows, with exception of the level 01 rear window, will be left in situ and treated internally to improve the thermal / acoustic performance. Secondary glazing / 'Histoglass' is proposed depending on the window type, with exact details to be confirmed by a specialist. The rear window at level 01 is to be replaced with a new glazed unit to replicate the existing. A new window is also proposed to the outrigger extension, again to replicate the existing units.

Type:

Other

Other (please specify):

Glazed shopfront

Existing materials and finishes:

Existing non-original glazed shopfront

Proposed materials and finishes:

Slim aluminium framed fixed shopfront

Type:

External doors

Existing materials and finishes:

Existing non-original door to rear elevation

Proposed materials and finishes:

New solid timber door to new rear door location

Type:

Ceilings

Existing materials and finishes:

Lath and plaster ceilings to level 01 and 02. Modern plasterboard to ground floor

Proposed materials and finishes:

Level 01 and 02 ceilings will be made good with lath and plaster ceilings to match existing. Ground floor will have a new modern plasterboard ceiling to achieve a 60min fire rated performance.

Type:

Internal walls

Existing materials and finishes:

Varies between modern plasterboard partitions and original brick walls

Proposed materials and finishes:

Existing original brick wall at level 01 to be carefully taken down to allow structural repairs to the level 01 floor and supporting beam. The brick wall will then be rebuild to the original planform layout. All non-original plasterboard walls will be removed to facilitate the new layout.

Type:

Floors

Existing materials and finishes:

The basement level has original brick flooring in a very poor state of disrepair. The flooring at ground, level 01 and 02 is existing original timber floorboards.

Proposed materials and finishes:

The basement brick flooring will be removed to allow a new floor to be cast with new ceramic tiling to replicate the original. The timber floors at ground, level 01 and 02 will be made good and level where required, and the surface will be sanded and sealed to be left exposed.

Type:

Internal doors

Existing materials and finishes:

A number of existing timber doors exist on the upper floors of the building, although all have been removed from their original locations and are in various states of disrepair

Proposed materials and finishes:

The original doors will be returned to their original location, where feasible with the new layout, and refurbished. Where a 30min fire rating is required, external validation by a third party will be required to ensure they are compliant with current Building Regulations. Other doors in the scheme are proposed to be reclaimed from a reclamation yard to match / compliment the 33 Thomas Street doors.

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

Refer to drawing 'BAC057_02_0001 (PROPOSED GA)' and the Design & Access Statement

Site Area

What is the measurement of the site area? (numeric characters only).

75.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The building was formerly a jewellery shop, under the name Alfred E. Mutter. The building has however been derelict for a number of years and is showing various signs of neglect and disrepair.

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

The building was formerly a jewellery shop, under the name Alfred E. Mutter.

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Indicative route for the level 02 kitchen waste is shown on the drawing. This will connect to the existing drain to the rear of the building.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
- ☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
- ☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
- ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☒ Main sewer
- ☐ Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
- ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
☐ No

If Yes, please provide details:

External outdoor fenced storage area to store cafe waste / recyclables, to be collected by a waste removal company

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
☐ No

If Yes, please provide details:

External outdoor fenced storage area to store cafe waste / recyclables

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

6

Part-time

4

Total full-time equivalent

0.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

A3 - Restaurants and cafes

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

22:00

Saturday:

Start Time:

08:00

End Time:

22:00

Sunday / Bank Holiday:

Start Time:

12:00

End Time:

20:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes

☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Upper floors level 1 and level 2 will be rented accommodation. Ground floor will be a restaurant with kitchen extract ventilation to the rear elevation of the building. Basement will be public toilets and storage areas to serve the restaurant .

Is the proposal for a waste management development?

☐ Yes

☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
- ☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☒ Yes
- ☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

The restaurant will produce trade waste which will be separated and stored within the proposed external refuse store, before being removed by a waste removal company such as Biffa or Kenny waste

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

23/09/2022

Details of the pre-application advice received

Email correspondence from Angela Leckie following site visit between Angela, the heritage officer, the client and heritage consultant (Stephen Levrant Heritage Architecture)

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Matthew

Surname

Hargreaves

Declaration Date

29/11/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning & 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

Matt Hargreaves

Date

29/11/2022