

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Householder Application for Planning Permission for works or extension to a dwelling; 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

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 and Mrs Rubin

First name

Lisa

Surname

Mcfarlane

Company Name

Seven Architecture

Address

Address line 1

Unit 1.3, Waulk Mill,

Address line 2

51 Bengal Street

Address line 3

Manchester

Town/City

Manchester

Country

United Kingdom

Postcode

M4 6LN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Lisa

Surname

Mcfarlane

Company Name

Seven Architecture

Address

Address line 1

Unit 1.3, Waulk Mill,

Address line 2

51 Bengal Street

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M4 6LN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

Has the 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

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Listed Building Alterations

Proposed 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 applications drawings submitted as follows :-

NHN_SEV_Z1_DR_A_01000_SITE LOCATION PLAN_P02
NHN_SEV_Z1_DR_A_02000_FLOOR PLANS_EXISTING_P02
NHN_SEV_Z1_DR_A_02001_ROOF PLAN_EXISTING_P02
NHN_SEV_Z1_DR_A_02002_FLOOR PLANS_AGE_P02
NHN_SEV_Z1_DR_A_02003_ROOF PLAN_AGE_P02
NHN_SEV_Z1_DR_A_02004_FLOOR PLANS_SIGNIFICANCE_P01
NHN_SEV_Z1_DR_A_02005_ROOF PLAN_SIGNIFICANCE_P01
NHN_SEV_Z1_DR_A_02006_FLOOR PLANS_REMOVALS_P02
NHN_SEV_Z1_DR_A_02007_ROOF PLAN_REMOVALS_P02
NHN_SEV_Z1_DR_A_02008_FLOOR PLANS_PROPOSED_P02
NHN_SEV_Z1_DR_A_02009_ROOF PLAN_PROPOSED_P02
NHN_SEV_Z1_DR_A_02020_ELEVATIONS_EXISTING_P02
NHN_SEV_Z1_DR_A_02021_ELEVATIONS_EXISTING_P02
NHN_SEV_Z1_DR_A_02022_ELEVATIONS_REMOVALS_P02
NHN_SEV_Z1_DR_A_02023_ELEVATIONS_REMOVALS_P02
NHN_SEV_Z1_DR_A_02024_ELEVATIONS_PROPOSED_P02
NHN_SEV_Z1_RP_A_09000_DESIGN AND ACCESS STATEMENT_P01
NHN_SEV_Z1_RP_A_09000_HERITAGE STATEMENT_P02

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:

Brickwork walls (flemish bond to primary elevation along Ford Lane) with cement rendered finish to gable walls and rear elevation.

Proposed materials and finishes:

The cement render is to be removed to the north and east elevation as it is causing damage to the historical brickwork by preventing moisture within the walls from evaporating. Cement render is to be replaced with new lime render system to improve breathability and prevent damp internally. The proposed new extension to the rear is to be of a lime render finish.

Type:

Roof covering

Existing materials and finishes:

Slate roof tiles with leadwork to flashings, rain water outlets, etc.

Proposed materials and finishes:

Slate roof tiles with leadwork to flashings, rain water outlets, etc.

Type:

Chimney

Existing materials and finishes:

Brickwork with buff terracotta chimney pots.

Proposed materials and finishes:

Existing chimney and chimney pots to be retained. No new chimneys proposed.

Type:

Windows

Existing materials and finishes:

Single glazed timber framed sash windows to the south and east elevation (modern Georgian replica). Single glazed casement windows to the north elevation fronting the garden.

Proposed materials and finishes:

Existing sash windows to the south and east elevation are to be retained. Existing modern casement windows to the north elevation are to be removed and full height openings formed to existing window openings.

Type:

External doors

Existing materials and finishes:

Front door to south elevation and side door to east elevation are timber raised and fielded panel doors. Doors to north elevation fronting garden are modern single glazed timber framed doors.

Proposed materials and finishes:

Front door to south elevation and side door to east elevation are timber raised and fielded panel doors to be retained in situ. Existing modern double doors (single glazed timber framed) to be removed. New doors within extension to be Polyester Powder Coated metal bi-fold doors to the ground floor and timber framed double glazed double doors to the first floor level to access the balcony area.

Type:

Ceilings

Existing materials and finishes:

Ceilings to the south wing are believed to be lath and plaster ceilings with decorative covings still present. The north wing to the rear of the property was subject to modern refurbishment and comprises of plasterboard ceilings throughout.

Proposed materials and finishes:

Ceilings to the south wing are believed to be lath and plaster ceilings with decorative covings are to be retained in situ. The north wing to the rear of the property is to have the existing plasterboard ceilings modified/replaced with plasterboard to accommodate the revised layout.

Type:

Internal walls

Existing materials and finishes:

Internal walls to the south wing are solid brickwork with a plaster finish. Internal walls to the north wing are lightweight plasterboard walls installed during the 1980's refurbishment.

Proposed materials and finishes:

Internal walls to the south wing of solid brickwork with a plaster finish are to be retained. Internal walls to the north wing are lightweight plasterboard walls installed during the 1980's refurbishment and are to be removed to the first floor level to accommodate the revised layout. New walls to form the ground floor utility room are to be lightweight stud partitions.

Type:

Floors

Existing materials and finishes:

Existing floors are timber floors throughout with carpet or tiled finish over.

Proposed materials and finishes:

Existing timber floors are to be retained in-situ. New floors to the proposed extension are to be timber floors to upper floor level and a concrete slab at ground floor level.

Type:

Rainwater goods

Existing materials and finishes:

Gutters to the south wing are lead lined gutters with a metal downpipe. Existing rainwater goods to the north wing to the rear of the property are UPVC gutters and downpipes.

Proposed materials and finishes:

The existing lead lined gutters are to be retained and rainwater goods to be replaced with cast iron gutters.

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

Please refer to the applications drawings submitted as follows :-

NHN_SEV_Z1_DR_A_01000_SITE LOCATION PLAN_P02

NHN_SEV_Z1_DR_A_02000_FLOOR PLANS_EXISTING_P02

NHN_SEV_Z1_DR_A_02001_ROOF PLAN_EXISTING_P02

NHN_SEV_Z1_DR_A_02002_FLOOR PLANS_AGE_P02

NHN_SEV_Z1_DR_A_02003_ROOF PLAN_AGE_P02

NHN_SEV_Z1_DR_A_02004_FLOOR PLANS_SIGNIFICANCE_P01

NHN_SEV_Z1_DR_A_02005_ROOF PLAN_SIGNIFICANCE_P01

NHN_SEV_Z1_DR_A_02006_FLOOR PLANS_REMOVALS_P02

NHN_SEV_Z1_DR_A_02007_ROOF PLAN_REMOVALS_P02

NHN_SEV_Z1_DR_A_02008_FLOOR PLANS_PROPOSED_P02

NHN_SEV_Z1_DR_A_02009_ROOF PLAN_PROPOSED_P02

NHN_SEV_Z1_DR_A_02020_ELEVATIONS_EXISTING_P02

NHN_SEV_Z1_DR_A_02021_ELEVATIONS_EXISTING_P02

NHN_SEV_Z1_DR_A_02022_ELEVATIONS_REMOVALS_P02

NHN_SEV_Z1_DR_A_02023_ELEVATIONS_REMOVALS_P02

NHN_SEV_Z1_DR_A_02024_ELEVATIONS_PROPOSED_P02

NHN_SEV_Z1_RP_A_09000_DESIGN AND ACCESS STATEMENT_P01

NHN_SEV_Z1_RP_A_09000_HERITAGE STATEMENT_P02

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes
☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☒ Yes
☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

NHN_SEV_Z1_DR_A_02008_FLOOR PLANS_PROPOSED_P02

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☒ Yes
☐ No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

NHN_SEV_Z1_DR_A_02008_FLOOR PLANS_PROPOSED_P02

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 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

Mrs

First Name

Lisa

Surname

Mcfarlane

Declaration Date

24/08/2022

☒ Declaration made

Declaration

I / We hereby apply for Householder 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

Ian Chapman

Date

25/08/2022