

**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

809

Suffix

Property Name

Address Line 1

Wilmslow Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2QR

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

Easting (x)

384907

Northing (y)

390419

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Hill

Company Name

Address

Address line 1

809 Wilmslow Road

Address line 2

Address line 3

Didsbury

Town/City

Manchester

Country

Postcode

M20 2QR

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

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)

Full Planning and Listed Building Consent for refurbishment works to no.809 Wilmslow Road, Grade II Listed building which falls within the St.James Conservation Area. Proposed minor internal alterations include: modernisation of the existing master bedroom to create walk in wardrobe, relocation of door opening to living room and conversion of loft to form bedroom and ensuite including upgrade of fabric, installation of skylights and ventilation to meet building regulations. Proposed external works include replacement of existing rear door, alteration of existing courtyard wall to provide improved garden amenity and security to newly formed private area to the side of the property released as part of the planning process for the redevelopment of the adjacent site. Replacement of existing security gate to private gardens and extension of existing boundary wall at front of property to define new demise of ownership.

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?

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

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

Month

September

Year

1870

(Date must be pre-application submission)

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

Partial demolition of existing deteriorated single storey side wall to existing courtyard to provide improved garden amenity. Insertion of a structurally supported contemporary movable screen which has been designed as a device to allow the existing courtyard to be opened up to the newly created private garden created as part of negotiations between the planning authority and developer during the approval process for the erection of new dwellings immediately adjacent to 809 Wilmslow Road formally known as St. James Park, Didsbury. The screen will be constructed of galvanised steel and references the brick pattern of the existing wall with black polyester powder coated finish that is sympathetic to the heritage of the property.

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

Over the last few years the owners of 809 Wilmslow Road have seen a major new development to the side of their property. This has included the construction of a row of new homes. Adjacent to 809 Wilmslow Road is an access path which was formed from left over land from the development. The ownership of the strip has now been transferred into the ownership of 809 Wilmslow Road and their neighbours denoting the new land as a 'garden'. The boundary of the property has now changed and is no longer defined by the existing wall to the rear, which now forms part of the garden space. 809 Wilmslow Road currently has a much smaller amenity provision than its neighbours on The Grove. The modification of the existing side wall seeks to provide increased garden amenity for the property comparable with its neighbours. The opening up of the existing courtyard wall and insertion of a contemporary screen is proposed to increase amenity space within the garden, access of light to the property and enable the flexible use of the space for the enjoyment of the owners, whilst maintaining a level of physical and visual security.

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).

001-Location Plan 002- Existing and Proposed Site Plan 003 - Existing Plans, Elevations,Sections 004 - Proposed External Works 005 - Proposed Internal Works 01 006 - Proposed Internal Works 02 007 - Proposed Elevations 008- Loft Section EE 009 - Softworks Landscape Proposal Design & Access Statement and Heritage Impact Assessment

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:

Roof covering

Existing materials and finishes:

Slate

Proposed materials and finishes:

Slate to match existing

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Existing brick boundary wall and black ironmongery gating

Proposed materials and finishes:

Proposed brick and black polyester powder coated galvanised steel to match existing as specified in drawing: 004 - Proposed External Works, 007 - Proposed Elevations and 009 - Softworks Landscape Proposal

Type:

Vehicle access and hard standing

Existing materials and finishes:

Existing concrete flags and ground

Proposed materials and finishes:

External grade porcelain tile / flags as specified in drawing: 004 - Proposed External Works, 005 - INTERNAL WORKS and 009 - Softworks Landscape Proposal

Type:

Internal walls

Existing materials and finishes:

Existing stud wall partition / Existing internal brick wall

Proposed materials and finishes:

Proposed stud wall/ internal brick wall as specified in drawing: 005 - Proposed Internal Works 01 006 - Proposed Internal Works 02

Type:

External walls

Existing materials and finishes:

External facing brick

Proposed materials and finishes:

Proposed facing brick to match existing as specified in drawing: 004 - Proposed External Works, 007 - Proposed Elevations, 009 - Softworks Landscape Proposal

Type:

External doors

Existing materials and finishes:

Existing Timber Frame Door

Proposed materials and finishes:

Proposed new kitchen door as specified in drawing: 004 - Proposed External Works, 005 - Proposed Internal Works 01, 007 - Proposed Elevations

Type:

Ceilings

Existing materials and finishes:

Existing plasterboard ceiling

Proposed materials and finishes:

Proposed plasterboard ceiling as specified in drawings: 005 - Proposed Internal Works 01 006 - Proposed Internal Works 02 008- Loft Section EE

Type:

Floors

Existing materials and finishes:

Existing concrete flags

Proposed materials and finishes:

Removal of existing concrete flags and replacement with porcelain tile /flags as specified in drawing 009 Softworks Landscape Proposal

Type:

Rainwater goods

Existing materials and finishes:

Existing black UPVC

Proposed materials and finishes:

Proposed black UPVC to match existing

Type:

Other

Other (please specify):

Rooflight

Existing materials and finishes:

Existing Rooflight

Proposed materials and finishes:

Conservation Rooflight. Specification to be confirmed

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

001-Location Plan 002- Existing and Proposed Site Plan 003 - Existing Plans, Elevations,Sections 004 - Proposed External Works 005 - Proposed Internal Works 01 006 - Proposed Internal Works 02 007 - Proposed Elevations 008- Loft Section EE 009 - Softworks Landscape Proposal Design & Access Statement and Heritage Impact Assessment

Site Area

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

113.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes
☒ No

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

002- Existing and Proposed Site Plan
004 - Proposed External Works
005 - Proposed Internal Works 01
009 - Softworks Landscape Proposal
Design & Access Statement and Heritage Impact Assessment

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

005 - Proposed Internal Works 01
006 - Proposed Internal Works 02
009 - Softworks Landscape Proposal
Design & Access Statement and Heritage Impact Assessment

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:

002- Existing and Proposed Site Plan

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

☐ Yes

☒ No

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

Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

Industrial or Commercial Processes and Machinery

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

☐ Yes

☒ No

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

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)

01/09/2021

Details of the pre-application advice received

General discussions relating to neighbouring properties seeking planning on the strip.

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

Curtis

Surname

Martyn

Declaration Date

15/06/2022

☒ 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

Curtis Martyn

Date

15/06/2022