



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

David

Surname

Sims

Company Name

The University of Manchester

Address

Address line 1

Beyer Building

Address line 2

The University of Manchester

Address line 3

Oxford Road

Town/City

Manchester

County

Country

United Kingdom

Postcode

M13 9PL

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant 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

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

The outline proposals for the development are detailed as below and are intended to restrain further deterioration of the structure from direct water ingress and associated remedial works; proposals are to be undertaken on a like for like basis using commensurate materials. There are no proposed alterations to existing details, layouts, configuration etc.:

Pitched Roof Coverings: Removal of existing slate coverings and associated detailing; existing slates are to be appraised, and suitable slates retained for re-instatement. Provision of new roof coverings including new breather membrane, insulation; battens; slates.

Pitched Roof Detailing: Provision of new ridge; hip, valley, abutments details commensurate with slate roof coverings.

Pitched Roof Timber Structure: Replacement / repair to deteriorated timber members affected by direct water ingress. Replacement timber sections to be like for like commensurate for loading of proposed replacement slate coverings.

Rooflights: Replacement conservation rooflights; existing locations to be replicated; fenestration and materials to be like-for-like.

Chimney Stacks: Removal of embedded vegetation; re-point and re-rendering; including replacement haunching and abutment details.

Flat Roof Coverings: Removal of existing asphalt roof coverings and replacement with the new insulated tapered built-up mineral felt system including associated abutment details.

Rainwater Goods: Replacement cast iron rainwater goods; including gutters, downpipes, shoes, chutes, fixing brackets etc. Profile and appearance to be replicated.

External Stucco / Render: Localised removal and replacement of de-bonding / defective render with commensurate like-for-like materials.

Analysis of existing materials and samples for approval will be provided.

External Repairs: Localised re-pointing of facework masonry with commensurate like-for-like mortar to match existing in appearance, texture, profile etc. Analysis of existing materials and samples for approval will be provided. Removal of redundant embedded ferrous materials.

Internal Repairs / Replacements: Remedial works associated direct water ingress including timber repairs / replacements. Repairs to internal fabric including plastered walls, ceilings, mouldings etc. with commensurate materials to match existing profiles. Replacement internal fittings / fixtures including joinery, flooring, kitchen units.

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

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).

- PN9140_St Anselm Hall_Design & Heritage Statement
- Drawing No. 9140_001_01 (Basement General Arrangement Plan)
- Drawing No. 9140_002_01 (Ground Floor General Arrangement Plan)
- Drawing No. 9140_003_01 (First Floor General Arrangement Plan)
- Drawing No. 9140_004_01 (Roof Plan)
- Drawing No. 9140_005_00 (Existing Elevations Pull Test Locations)
- Drawing No. 9140_006_00 (Existing Elevations Render Defect Locations)
- Drawing No. 9140_007_00 (Indicative Roof Details)
- Scafdac Ltd Drawings (Temporary Roof Drawing Package No's. 5493/1 thru 9)
- Structural Report (12350-WML-XX-ZZ-RP-S0001)
- Specification Preambles (PN9140_Preambles)
- Schedule of Works (PN9140_Schedule)

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:

Natural slate hipped roof coverings; combination of regularised and diminishing courses. Asphalt flat roof coverings.

Proposed materials and finishes:

Removed existing slates will be appraised and graded; suitable slates will be retained, cleaned and re-instated. Retained slates will be consolidated and re-instated to complete principle visible pitches. Replacement natural slates will be sourced to match existing in profiles and grade (Burlington/ Westmorland Natural Roof Slate); samples will be supplied for approval. Existing coursing will be replicated. Proposed new tapered warm roof insulated built up mineral felt system laid to falls to existing drainage points. Existing structural deck to be retained. Capping sheet to be grey mineral felt.

Type:

Rainwater goods

Existing materials and finishes:

Circular cast iron rainwater goods.

Proposed materials and finishes:

Cast iron rainwater goods to match existing profile including new hoppers, shoes, fixings etc.

Type:

External walls

Existing materials and finishes:

Combination of painted stucco render and facework masonry.

Proposed materials and finishes:

Existing facework masonry to be retained; localised re-pointing utilised lime based mortar; where required existing mortar to be removed by non-mechanical processes. Replacement mortar to be analysed and gauged to match existing and struck to match existing profile. Localised removal of defective / de-bonding stucco render; existing render to analysed and sample panels provided for approval. Replacement commensurate NHL render applied in layers to match existing profile and appearance. Finished with commensurate mineral silicate breathable paint finish; colour to match existing (white).

Type:

Windows

Existing materials and finishes:

Flush finished fixed pane single glazed rooflight with thin profile glazing bars.

Proposed materials and finishes:

Replacement low profile fixed pane 25mm stepped glazing edge to replicate single glazed appearance. Fenestration and glazing bars to replicate existing profiles.

Type:

Chimney

Existing materials and finishes:

Painted stucco / render over masonry stacks with haunching and clay pots.

Proposed materials and finishes:

Removal of defective stucco render; existing render to analysed and sample panels provided for approval. Re-pointing of masonry substrate and replacement NHL render applied in layers to match existing profile and appearance. Finished with commensurate mineral silicate breathable paint finish; colour to match existing (white). Haunching to be replaced with new flexible NHL based mortar; existing clay pots to be retained and re-bedded.

Type:

Internal walls

Existing materials and finishes:

Plastered surfaces and decorative mouldings.

Proposed materials and finishes:

Replacement NHL plastered surfaces and decorative mouldings (i.e. coving, cornices etc.); profiles of existing moulding to replaced as a result of water ingress damage to match existing.

Type:

Ceilings

Existing materials and finishes:

Painted plaster on timber joists.

Proposed materials and finishes:

Replacement NHL plastered surfaces and decorative mouldings (i.e. coving, cornices etc.); profiles of existing moulding to replaced as a result of water ingress damage to match existing.

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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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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Pre-application Site Meeting

Date (must be pre-application submission)

16/01/2026

Details of the pre-application advice received

A site meeting has been held with Ellie Knowles and Paul Mason from Manchester City Council Planning Building Control and Licensing on Tuesday 20th January 2026 to review the extent and scope of the proposed works; details of the meeting and recommendations / requests are included within the Design and Heritage Statement appended to this application; and used to inform 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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner

Name of Owner: ***** REDACTED ***** House name: PO Box 425 Number: Suffix: Address line 1: Address Line 2: Town/City: Swansea Postcode: SA6 8YH Date notice served (DD/MM/YYYY): 17/03/2026 Person Family Name:

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Alan

Surname

Beningfield

Declaration Date

18/03/2026

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Alan Beningfield

Date

10/04/2026