

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr B Wild
1a Parsonage Street
Hulme
M15 5WD

Agent (if used)

Mr M Wakeman
architectural designworks limited
Studio One
17 Biggin Gardens
Heywood
OL10 2WF

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the conversion and change of use of part existing church building to provide 4 bedroom dwelling with insertion of new internal floor, including new rooflights, new external doors, part new rainwater goods and external works including air source heat pump and external fences

Location: St Marys Church , St Marys Street, Hulme, Manchester, M15 5RA

Date of application: 24 June 2025

Application number: 143286/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

'Proposed roof plan', numbered 'd433/D11', received by the City Council as Local Planning Authority on the 24th June 2025.

'Proposed elevations', numbered 'd433/D12 rev C', received by the City Council as Local Planning Authority on the 3rd October 2025.

'Proposed ground floor plan', numbered 'd433/D09 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed first floor plan', numbered 'd433/D10 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed section d-d', numbered 'd433/D13 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section e-e', numbered 'd433/D14 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section f-f and g-g', numbered 'd433/D15 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed fenestration details', numbered 'd433/D16 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed lighting strategy', numbered 'd433/D17 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Partition details', numbered 'd433/D20 rev A', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed site plan', numbered 'd433/D08 rev C', received by the City Council as Local Planning Authority on the 15th September 2025.

Proposed works shown on the drawing titled 'Existing elevations', numbered 'd433/D05 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing cross section a-a', numbered 'd433/D06 rev B', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing long sections', numbered 'd433/D07 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor finishes', numbered 'd433/D18', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor plan with heritage features', numbered 'd433/D19', received by the City Council as Local Planning Authority on the 3rd October 2025.

'PLANNING RESPONSE 11.02.26', received by the City Council as Local Planning Authority on the 12th February 2026.

'SCHEDULE OF WORKS TO IDENTIFIED HERITAGE ASSETS', received by the City Council as Local Planning Authority on the 23rd October 2025.

'INDICATIVE HEATING STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5601 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

'INDICATIVE VENTILATION STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5701 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of development, detailed design drawings (at appropriate scales) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Detailed design of the glazed clerestory junction where it interfaces with the ceiling,
- b) Detailed design of the shadow gap junctions proposed in association with the first floor accommodation and ground floor enclosures, where it interfaces with the walls,
- c) Full construction and fixing details for all new internal structures, enclosures, and screens, including the mezzanine, and staircase,
- d) Full mechanical and electrical fit out design, including all cable routes fixings and their appearance,
- e) Detailed design of the entrance door,
- f) Detailed design of the secondary glazing, including fixings and a sample installed on site for inspection.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of internal works associated with items (a-h) set out below, the details of the relevant item listed shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) A full materials/finishes schedule, which includes samples, product specifications, finishes, and colours, together with paint sampling and analysis of existing painted surfaces to establish a record of original/historic colours, which shall inform the final decoration scheme,
- b) Specifications and samples for plasterwork repairs and reinstatement, including works to the columns,
- c) A detailed repair methodology for all specialist joinery works, including works to timber screens, doors, and panelling, together with samples of repairs to these items,
- d) A detailed methodology for surveying, recording, repairing and reinstating tiled surfaces, including samples of replacement tiles and reinstated areas,
- e) Specifications and samples for areas of new flooring and repairs to existing flooring,
- f) Detailed specification, methodology and products to be used in the works to the painted roundels,
- g) A full ironmongery schedule for existing and proposed doors,
- h) Specifications and samples of all light fittings, smoke detectors, CCTV units and other fixtures proposed on original surfaces.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester

Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

5) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of external works associated with items (a-k) set out below, the details of the relevant item listed shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Full survey and specialist repair methodology for all leaded windows,
- b) Samples of replacement glass and repair works,
- c) Details of works to mesh grilles including fixings and any new or reinstated grilles,
- d) Samples of cast iron rainwater goods,
- e) Sample of the proposed roof vent,
- f) Specifications and samples of all external lighting, CCTV and other external fittings,
- g) Samples of all landscaping materials, including the proposed fencing,
- h) Full external stone survey, identifying repairs, redundant fixings and items for removal,
- i) Samples of proposed stone for repairs or replacement,
- j) Results of existing mortar analysis together with specification of proposed mortar,
- k) Sample of repointing work.

The development shall thereafter be carried out strictly in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 13 April 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.