



Your ref:
Our ref: SP/96LL/LBC
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Email:
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Date: 15/12/25

Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Listed Building Consent for repair and refurbishment works.

96 Ladybarn Lane, Manchester, M14 6YH.

Supporting Statement and Design and Access Statement.

Please find enclosed a Listed Building Consent application comprising:

- Requisite Application forms.
- Preliminary Structural Engineers Report (prepared by AOL Consult).
- Heritage Statement (prepared by Stephen Griffiths @ Mounter & Co).
- Existing and proposed plans (prepared by Simon James Architect).

The application has been submitted following correspondence with Matthew Kilsby (Principal Development Compliance Officer) in respect of an investigation by the Council into unauthorised works at the above property.

On the 2 June 2025 the Council wrote to the applicant to require all refurbishment works to stop immediately. Works at the premises ceased to comply with the

Councils request. Since that date work has been underway to prepare this Listed Building Consent application following investigation into its structural state via Structural Engineers (AOL Consult) and taking on board specialist advice via Heritage Consultants (Mounteer and Co).

The attached plans and supporting survey work set out the condition of the building and the justification for a series of works to refurbish the building to bring it back into beneficial use as a dwelling. As will be noted the building is in a poor condition having been poorly maintained by the previous owners. Survey identifies that there is a need for a series of refurbishment works to ensure that it becomes safe and usable for its intended purpose as a dwelling. The works have been designed to take account for the building's listed status to preserve and protect the significance of this heritage asset.

The proposed works are therefore considered to be in accordance with paragraph 215 of the National Planning Policy Framework and will deliver public benefit by returning the building back to a maintained dwelling and to secure its optimum viable use.

Amount: The amount of building will remain unchanged. The property will remain in use as a dwelling.

Layout: The layout of the building will be returned as close as possible to its original floor plans in the two-storey element of the dwelling. Some original walls will be reinstated where removed. Some new partition walling is required to make the space work. Please refer to the supporting plans and reports that justify the works.

Scale: The scale of the building will remain unchanged.

Landscaping: The landscaping at the site will remain unchanged. The long front garden will be retained to serve the property alongside the smaller rear yard areas.

Appearance: The aim of the application is return the building back to its original appearance.

A copy of the Official Listing Description is attached to this letter.

It is submitted that the proposal therefore complies with the development plan and represents sustainable development in accordance with the National Planning Policy Framework.

If you require any further information or wish to discuss the proposal, please contact me on the above contact points.

Yours faithfully

Jim Seymour
BA(Hons) BPI MRTPI

SEYMOUR
PLANNING

96 AND 98, LADYBARN LANE

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1219280**

Date first listed: **21-Jul-1972**

List Entry Name: **96 AND 98, LADYBARN LANE**

Statutory Address 1: **96 AND 98, LADYBARN LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (***<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>***)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (***<https://historicengland.org.uk/listing/the-list/minor-amendments/>***)

Location

Statutory Address:**96 AND 98, LADYBARN LANE**

The building or site itself may lie within the boundary of more than one authority.

District:**Manchester (Metropolitan Authority)**

Parish:**Non Civil Parish**

National Grid Reference:**SJ 85849 93572**

Details

MANCHESTER

SJ8593 LADYBARN LANE, FALLOWFIELD 698-1/23/836 (West side) 21/07/72 Withington Nos.96 AND 98

GV II

Pair of small houses. Late C18 or early C19; altered. Red brick in Flemish bond (No.96 cement-washed and painted white), C20 pantile roof. Double-depth plan, each house single-fronted, with back extensions (and various C20 additions to rear). Gothick style in some details. Two storeys with cellars; each has doorway to right with C20 door and small porch, and one segmental-headed transomed 6-light casement on each floor, those to No.96 with C20 small-pane glazing and pseudo-shutters, and those to No.98 with original very thin intersecting glazing bars. Rear and interior altered.

Listing NGR: SJ8584993572

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**388255**

Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.