

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

Anthony and Callum Ford
Mulberry Grange
Cross Hill Lane
Rimington
BB7 4EE

Agent (if used)

Mrs Katarzyna McMaster
Enabl
16 Old Market Place
Altrincham
Trafford
WA14 4DF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external alterations including the demolition and remodelling of existing outriggers to facilitate the creation of two, four bedroom dwellinghouses;

Erection of a two storey dwellinghouses within the rear curtilage

Location: 8 - 8A St John Street, Manchester, M3 4DU

Date of application: 17 June 2025

Application number: 143241/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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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:

- o B2 Proposed West Elevation: 1084-TGA-B2-ZZ-DR-A-95513-P08

Received by the Local Planning Authority on 21 January 2026

- o Roof Ventilation and Window System Proposal: 1084-TGA-XX-XX-RP-A-FI_10_10-00102

Received by the Local Planning Authority on 14 January 2026

- o B2 Proposed North Elevation: 1084-TGA-B2-ZZ-DR-A-95510-P08
- o B2 Proposed South Elevation: 1084-TGA-B2-ZZ-DR-A-95512-P08
- o B2 Proposed East Elevation: 1084-TGA-B2-ZZ-DR-A-95511-P08
- o B2 North Elevation - Bay Study: 1084-TGA-B2-ZZ-DR-A-95515-P04
- o B1 Basement Floor - Proposed Intervention Plan: 1084-TGA-B1-B0-DR-A-95315-P05

All received by the Local Planning Authority on 20 January 2026

- o Proposed South Elevation - St John Street: 1084-TGA-B1-ZZ-DR-A-95501-P07

All received by the Local Planning Authority on 4 December 2025

- o B1 Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06

All received by the Local Planning Authority on 1 December 2025

- o Proposed East Elevation - Longworth Street: 1084-TGA-ZZ-ZZ-DR-A-95503-P07
- o Proposed East Elevation - Longworth Street: 1084-TGA-B1-ZZ-DR-A-95514-P06
- o Proposed Longworth Street Elevation: 1084-TGA-ZZ-ZZ-DR-A-95420-P06

All received by the Local Planning Authority on 26 November 2025

- o Proposed Window Section: 25-1569 PENYARD A2

Received by the Local Planning Authority on 28 October 2025

- o B1 Proposed West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07
- o B1 Proposed North Elevation: 1084-TGA-B1-ZZ-DR-A-95507-P07

All received by the Local Planning Authority on 9 September 2025

- o Proposed Ground Floor Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95202 P06
- o B2 Ground Floor - Proposed Plan: 1084-TGA-B2-00-DR-A-95312-P06

All received by the Local Planning Authority on 7 August 2025

- o Proposed Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95201 P06

All received by the Local Planning Authority on 8 July 2025

- o B1 Basement Floor - Demolition Plan: 1084-TGA-B1-B0-DR-A-95301-P04
- o B1 Basement Floor - Proposed Plan: 1084-TGA-B1-B0-DR-A-95302 P06
- o B1 Ground Floor - Demolition Plan: 1084-TGA-B1-00-DR-A-95304-P04
- o B1 Ground Floor - Proposed Plan: 1084-TGA-B1-00-DR-A-95305-P06

- o B1 First Floor - Demolition Plan: 1084-TGA-B1-01-DR-A-95307-P04
- o B1 First Floor - Proposed Plan: 1084-TGA-B1-01-DR-A-95308-P05
- o B1 Second Floor - Demolition Plan: 1084-TGA-B1-02-DR-A-95310-P04
- o B1 Second Floor - Proposed Plan: 1084-TGA-B1-02-DR-A-95311-P05
- o B1 Ground Floor - Proposed Intervention Plan: 1084-TGA-B1-00-DR-A-95316-P04
- o B1 First Floor - Proposed Intervention Plan: 1084-TGA-B1-01-DR-A-95317-P04
- o B1 Second Floor - Proposed Intervention Plan: 1084-TGA-B1-02-DR-A-95318-P04
- o B1 Basement Floor - Proposed Ceiling Finishes: 1084-TGA-B1-B0-DR-A-95351-P04
- o B1 Ground Floor - Proposed Ceiling Finishes: 1084-TGA-B1-00-DR-A-95352-P04
- o B1 First Floor - Proposed Ceiling Finishes: 1084-TGA-B1-01-DR-A-95353-P04
- o B1 Second Floor - Proposed Ceiling Finishes: 1084-TGA-B1-02-DR-A-95354-P04
- o B1 Basement Floor - Proposed Floor Finishes: 1084-TGA-B1-B0-DR-A-95431-P04
- o B1 Ground Floor - Proposed Floor Finishes: 1084-TGA-B1-00-DR-A-95432-P04
- o B1 First Floor - Proposed Floor Finishes: 1084-TGA-B1-01-DR-A-95433-P04
- o B1 Second Floor - Proposed Floor Finishes: 1084-TGA-B1-02-DR-A-95434-P04
- o Proposed Site Section AA: 1084-TGA-B1-ZZ-DR-A-95401-P05
- o Proposed Section BB: 1084-TGA-B1-ZZ-DR-A-95403-P05
- o B1 Proposed Section CC: 1084-TGA-B2-ZZ-DR-A-95404 P05
- o B2 First Floor- Proposed Plan: 1084-TGA-B2-01-DR-A-95313-P05
- o B2 Proposed Roof Plan: 1084-TGA-B2-01-DR-A-95320 P04
- o B2 proposed sections: 1084-TGA-B2-ZZ-DR-A-95405-P05
- o B2 Proposed North Elevation - Artillery Street: 1084-TGA-B2-ZZ-DR-A-95509 P04
- o Schedule of Works, prepared by Tim Groom Architects;
- o Heritage Statement, prepared by Turley;

All received by the Local Planning Authority on 17 June 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) a) Notwithstanding the details set out in condition 2 above, prior to any internal strip out, details of a watching brief for the strip out and removal of non-original elements shall be submitted to and approved in writing by the Local Planning Authority.

b) If any original material is discovered during the removal of non-original elements, there shall be a hold point on the work, and a review will be carried out. Any intended treatment, remedial measures and repairs to these areas shall be included and shall be submitted to and approved in writing by the Local Planning Authority.

c) Following a full strip out, a full recording of any discoveries as part of the watching brief shall be submitted to and approved in writing by the Local Planning Authority. This shall include the extent of any original features including the number of cornices with details of the cornice's locations and design.

Any approved works as part of the watching brief shall be implemented in accordance with the approved details as part of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to the commencement of development hereby approved (including demolition of existing outriggers), all materials as shown on drawing nos. 1084-TGA-B1-ZZ-DR-A-95506-P07 and 1084-TGA-B1-ZZ-DR-A-95507-P07 (Received on 10 September 2025), product specifications and samples for all materials to be used on all external elevations, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Prior to the demolition of internal and external walls as shown on drawing nos. 1084-TGA-B1-00-DR-A-95304 P04, 1084-TGA-B1-01-DR-A-95307 P04 and 1084-TGA-B1-02-DR-A-95310 P04, a demolition methodology shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of how internal and external fabric is carefully controlled and any measures to prevent harm to the building.

The approved demolition methodology shall be implemented in full as part of the development.

Reason - the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Prior to the commencement of works to the portico and entrance, a detailed methodology and product specifications for the refurbishment shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to first occupation.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

7) Prior to the installation of gutter and rainwater pipes to No.8 and 8a St John Street, full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include elevation and section drawings, product specifications and samples.

The development shall then be carried out in accordance with the approved details prior to first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Prior to the commencement of any works to the flooring (other than soft strip) to No.8 and 8a St John Street, further investigations and a strategy to reveal, repair and reinstate as much of the original flooring as possible shall be submitted to and approved in writing by the Local Planning Authority.

The works to the flooring shall be carried out in accordance with the approved method statement and specification as part of the development prior to the first occupation of No.8-8a St John Street.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

9) Prior to the commencement of internal decorative plaster repairs/reinstatement, a detailed methodology and product specifications shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

10) Prior to the repointing of brickwork, a method statement, product specification and samples of mortar shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation No.8-8a St John Street.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the

Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

11) Prior to the repairs and reinstatement of joinery including new panelled doors, works to existing shutters, architraves and skirtings, a detailed product specification and sample repairs shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples.

Reason - To ensure satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

12) Prior to the installation of the Welsh slate roof tiles, a physical sample shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

13) Prior to the commencement of any works to the basement flags/tiles, a specification and methodology for the retaining and repairing of the flags/tiles shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of 8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

14) Prior to any works to the fireplaces, a detailed methodology and product specifications for the repairs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary

Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

15) a) Prior to any works to the internal basement walls (other than soft strip), a survey of the condition all basement walls and schedule of works shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the cleaning of any internal basement walls, a cleaning specification shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

c) Prior to the any decoration or finishes to the basement walls, the finalised finishes shall be submitted to and approved to the Local Planning Authority. For the avoidance of doubt, where possible any brickwork should be exposed. The approved details shall then be implemented prior to the first occupation of No.8-8a St John Street.

Reason - To prevent any harm to the fabric of the Listed Building along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy DC19.1 of the Unitary Development Plan for the City of Manchester and policy EN3 of the Core Strategy.

16) Prior to any redecoration, a drawing shall be provided of all internal decoration and finishes with product specifications of paint including RAL colours, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

17) Prior to the installation of the rooflights hereby approved, a product specification and scaled section drawings of the rooflights shown within the context of the roof tiles, shall be submitted to and approved in writing by Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of 8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

18) Prior to the installation of M&E, a strategy and detailed design shall be submitted to and approved in writing by the Local Planning Authority. This shall include product specifications, locations of M&E and methods of fixing.

The development shall then be carried out in accordance with the approved details/samples prior to the first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Notwithstanding the Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06, received 1 December 2025, prior to the installation of external roof vents, full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include a roof plan, section drawings, a product specification and a sample.

The development shall then be carried out in accordance with the approved details/samples.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

20) Prior to the installation of any CCTV, product specifications, exact locations and details of fixings shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

21) a) Notwithstanding the window survey as received by the Local Planning Authority on 17 October 2025, prior to any works to windows to No.8-8a St John Street, a detailed window survey and schedule of repairs including a detailed methodology and product specifications shall be submitted to and approved in writing by the Local Planning Authority.

b) Samples of all repairs identified within the schedule of repairs of approved under part of a) of this condition shall be submitted for approval in writing by the Local Planning Authority. Any approved details shall then be implemented as part of the development prior to the first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

22) Prior to any works to the windows at No.8-8a St John Street, detailed section drawings of the windows through heads, cills and meeting rails shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details prior to the first occupation of No.8-8a St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

23) Prior to the removal of the stained-glass window to the side elevation of the outrigger as shown on the West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07, a detailed methodology for the removal, repair and reinstatement of the window shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented prior to the first occupation of No.8-8 St John Street.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

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:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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: 23 January 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.