MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

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

4 Paragon Mill, Apartment Pm 102

Address Line 1

Cotton Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 5AX

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

Easting (x)

384949

Northing (y)

398583

Description

Applicant Details

Name/Company

Title

First name

Katie

Surname

Wray

Company Name

Address

Address line 1

PM102

Address line 2

Paragon Mill

Address line 3

4 Cotton Street

Town/City

Manchester

County

Country

GB

Postcode

M4 5AX

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

07921846135

Secondary number

Fax number

Email address

klu.wray@hotmail.co.uk

Description of Proposed Works

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

Internal works to units PM101 and PM102 including demolition and rebuilding of non-original internal fabric; removal and installation of non-original fixtures and fittings; and other associated works

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

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).

See:
Heritage, Design and Access Statement
Photographic Record
7710-al(02)0001 site location plan
7710-al(02)0002 existing plan
7710-al(03)0001 demolition plan
7710-al(04)0001 proposed plan
7710-al(04)0002 proposed elevations
7710-al(04)0003 proposed elevations
7710-al(22)0001 internal wall types
7710-al(22)0002 proposed wall types
7710-al(32)0001 door types
7710-al(43)0001 proposed floor finishes
7710-al(45)0001 proposed ceiling finishes
7710-al(46)0001 fire strategy
7710-al(62)0001 small power layout
7710-al(62)0002 electrical fixture setting out - elevations
7710-al(73)0001 1:20 kitchen set out
7710-al(73)0002 1:20 utility room layout
7710-al(73)0003 1:20 utility room layout
7710-al(74)0001 1:20 ensuite layout
7710-al(74)0002 1:20 ensuite layout
7710-al(74)0003 1:20 ensuite layout
7710-al(74)004 1:20 ensuite layout
7710-Door schedule
7710-Finishes schedule

No structural works being undertaken.

Materials

Does the proposed development require any materials to be used?

- [x] 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:
Internal walls

Existing materials and finishes:
Painted plasterboard

Proposed materials and finishes:
Painted plasterboard

Type:
Internal doors

Existing materials and finishes:
Painted timber

Proposed materials and finishes:
Painted timber

Type:
Ceilings

Existing materials and finishes:
Painted plasterboard

Proposed materials and finishes:
Painted plasterboard

Type:
Floors

Existing materials and finishes:
Laminate timber floor

Proposed materials and finishes:
Laminate timber floor

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage, Design and Access Statement
7710-al(22)0001 internal wall types
7710-al(22)0002 proposed wall types
7710-al(32)0001 door types
7710-al(43)0001 proposed floor finishes
7710-al(45)0001 proposed ceiling finishes
7710-Door schedule P02
7710-Finishes schedule P03

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Jennifer

Surname

Atkinson

Reference

Date (must be pre-application submission)

04/09/2025

Details of the pre-application advice received

No objection in principle.
Listed building consent required

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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

Husband Hunter Lyden works in the Development team for 'This City'

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
- [x] No

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

- [x] 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:
Hunter Lyden

House name:
PM102 Paragon Mill

Number:

Suffix:

Address line 1:
4 Cotton Street

Address Line 2:

Town/City:
Manchester

Postcode:
M4 5AX

Date notice served (DD/MM/YYYY):
07/05/2026

Person Family Name:

Name of Owner:
Manchester City Council

House name:

Number:

Suffix:

Address line 1:
PO Box 532

Address Line 2:
Town Hall

Town/City:
Manchester

Postcode:
M20 2LA

Date notice served (DD/MM/YYYY):
07/05/2026

Person Family Name:

Name of Owner:
Abacus Land 1 (Holdco 1) Limited

House name:
Ifc 5 Ifc

Number:

Suffix:

Address line 1:

Address Line 2:
St Helier

Town/City:
Jersey

Postcode:
JE1 1ST

Date notice served (DD/MM/YYYY):
07/05/2026

Person Family Name:

Person Role

☑ The Applicant
○ The Agent

Title

First Name

Katie

Surname

Wray

Declaration Date

07/05/2026

☑ 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

Katie Wray

Date

07/05/2026

Amendments Summary

Incorrect Ownership Certificate completed - now updated