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

Manchester University

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 9PL

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

Easting (x)

384615

Northing (y)

396824

Description

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Williams

Company Name

University of Manchester

Address

Address line 1

Eddie Newcomb Building

Address line 2

Manchester University Oxford Road

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M13 9PL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Williams

Company Name

Gardiner & Theobald

Address

Address line 1

Merchant Exchange

Address line 2

17-19 Whitworth Street West

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M1 5WG

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)

Installation of new heating controls, temperature sensors, radiators and associated pipework to improve levels of heating within buildings. Existing modern (non original radiators to be replaced with modern type column radiators more in keeping with historic nature of building. Existing original radiators to be flushed clean, repaired and retained.

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?

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

Proposals submitted and approved for minor alteration works in Eddie Newcomb Building to accommodate new departmental use - Avison Young are responsible for that scheme. Warden Construction will commence on site this summer.

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [ ] Yes
- [x] No

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:
Other

Other (please specify):
Radiators

Existing materials and finishes:
Previously replaced modern radiators, being replaced with other radiators that are more in keeping with the building and style of the original radiators which are being repaired including associated pipework repairs to accommodate these locally and TRV valves etc.

Proposed materials and finishes:
Please refer to submitted document for proposed style of replacement radiators. All other materials will match existing

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

Please refer to the submitted document for details. These are generally works of repair. There are no alterations to the access point to the building for any of these works and therefore we have not prepared an access statement.

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

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Site Visit

Date (must be pre-application submission)

10/02/2026

Details of the pre-application advice received

The site visit provided an opportunity to review the areas affected by the proposed repairs and control improvements to the existing radiator heating system. It was noted that the majority of radiators have been replaced with modern steel panel and fin type radiators. The preference was indicated to use other radiators that are more in keeping with the original radiators. We have identified an alternative style which is referenced in our submission document. The precise manufacturer can be confirmed at a later date. Other radiators that are more modern and have some architectural / design merit will be retained. The original radiators will be repaired where necessary, flushed clean and reinstated.

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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Jonathan

Surname

Williams

Declaration Date

27/03/2026

☑ Declaration made

Declaration

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

Jonathan Williams

Date

13/05/2026

Amendments Summary

Heritage Statememt provided