MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for Planning Permission for relevant demolition of an unlisted building in a conservation area

Town and Country Planning 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: 1

Suffix:

Property Name:

Address Line 1: Blackburn Gardens

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 3YH

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

Easting (x): 384225

Northing (y): 391843

Description:

Applicant Details

Name/Company

Title

Dr

First name

Jesus

Surname

Menendez Amigo

Company Name

Address

Address line 1

1 Blackburn Gardens

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

GB

Postcode

M20 3YH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposed Works

Please describe the proposed works

Demolition of a 2.25 metre section of an existing 1.9 metre high brick boundary wall and removal of the existing gate.

Has the work already been started without consent?

◯ Yes
⊘ No

Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The removal is required to facilitate the construction of a single-storey rear extension (to be built under Permitted Development).
The wall section and gate will be replaced by the flank wall of the new extension, which will match the existing house materials and provide a more secure and thermally efficient boundary as part of a high-performance Passivhaus retrofit.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Neighbour and Community Consultation

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

⊘ Yes
◯ No

If Yes, please provide details

I have discussed the proposal with my neighbour at 2 Blackburn Gardens.
I informed them of my intentions to extend the rear of the ground floor and the associated requirement to remove the section of the boundary wall to facilitate the high-performance retrofit.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:
It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply.

Note: Please read the help text for further information why developments may be exempt or not in scope.

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

Date (must be pre-application submission)

23/03/2026

Details of the pre-application advice received

Email received from Mr Lee:

"Your rear extension still appears capable of falling under Permitted Development (PD), as discussed previously. The demolition requirement doesn't change that.
Importantly:
A Lawful Development Certificate (LDC) is entirely optional.
You don't have to apply for an LDC, but many homeowners choose to because it provides written certainty that the extension is lawful under PD.

The demolition can't be included within an LDC because the GPDO doesn't grant permission to demolish a wall of this height next to a highway in a conservation area. So a small Conservation Area demolition application is required in any case.

Option A — Most common approach
Submit a Conservation Area demolition application for the 2 m section of wall, and
(Optionally) submit an LDC (Proposed) for the rear extension if you want formal confirmation of PD rights."

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ 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* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
West Lodge,

Number:
2

Suffix:

Address line 1:
Station Approch

Address Line 2:

Town/City:
West Byfleet

Postcode:
KT14 6NZ

Date notice served (DD/MM/YYYY):
22/05/2026

Person Family Name:

Person Role

⊘ The Applicant
◯ The Agent

Title

Dr

First Name

Jesus

Surname

Menendez Amigo

Declaration Date

22/05/2026

☑ Declaration made

Declaration

I/We hereby apply for Demolition in a conservation area 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

Jesus Menendez Amigo

Date

22/05/2026