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 Royal Infirmary

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 9WL

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

Easting (x)

384979

Northing (y)

396212

Description

Applicant Details

Name/Company

Title

Mr

First name

Patrick

Surname

Telfer

Company Name

Equans

Address

Address line 1

Manchester Joint Hospital

Address line 2

Ground Floor, Cobbett House

Address line 3

Oxford Road

Town/City

Manchester

County

Country

Postcode

M13 9WL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Stephen

Surname

Wardle

Company Name

Graham & Sibbald

Address

Address line 1

10 Chapel Walks

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 1HL

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)

Roof repairs to former Outpatient Building including lead parapet gutter replacement, slate roof repairs, vent replacement and asphalt replacement to loggia roof. Felt roof replacement to lower roofs.

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

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).

L(01)104_General Arrangement - Roof Plan as Existing
L(02)101_General Arrangement - Elevations as Existing
L(04)104_General Arrangement - Roof Plan as Proposed
L(05)101_General Arrangement - Elevations as Proposed

L(01)204_Fabric Repairs - Roof Plan as Existing
L(02)205_Fabric Repairs - West Elevation as Existing (Sheet 1 of 2)
L(02)203_Fabric Repairs - East Elevation as Existing (Sheet 2 of 2)
L(02)204_Fabric Repairs - South Elevation as Existing
L(02)206_Fabric Repairs - West Elevation as Existing (Sheet 2 of 2)

L(37)001_Typical Roof Repairs - Slate Roof and Parapet Gutter Repairs
L(37)002_Typical Roof Repairs - Asphalt Roofing

High Level Inspection of the Undergraduate Building Roof

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:
Roof covering

Existing materials and finishes:
Main Roof: - lead lined parapet gutter - natural slate roof with ridge tiles - stone coping stones - plastic cowled roof vents Loggia Roof: - asphalt roofing Low Level Roofs - bitumen roofing felt

Proposed materials and finishes:
Main Roof: - lead lined parapet gutter - natural slate roof with ridge tiles - lead roof vents Loggia Roof: - asphalt roofing Low Level Roofs - bitumen roofing felt

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

L(01)000_Location Plan
L(01)001_Site Plan as Existing
L(01)104_General Arrangement - Roof Plan as Existing
L(02)101_General Arrangement - Elevations as Existing
L(04)001_Site Plan as Proposed
L(04)104_General Arrangement - Roof Plan as Proposed
L(05)101_General Arrangement - Elevations as Proposed

L(01)204_Fabric Repairs - Roof Plan as Existing
L(02)205_Fabric Repairs - West Elevation as Existing (Sheet 1 of 2)
L(02)203_Fabric Repairs - East Elevation as Existing (Sheet 2 of 2)
L(02)204_Fabric Repairs - South Elevation as Existing
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L(37)001_Typical Roof Repairs - Slate Roof and Parapet Gutter Repairs
L(37)002_Typical Roof Repairs - Asphalt Roofing

High Level Inspection of the Undergraduate Building Roof
MAN-2026-02-0015_Restoration Specification
MAN-2026-02-0015_Heritage Impact Assessment

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?

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

Pre-application Advice

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

- [ ] Yes
- [x] No

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
- [x] 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?
E.g. All the land is owned by a single individual

- [ ] Yes
- [x] No

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those 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:
***** REDACTED ******

House name:
Grove House

Number:
1

Suffix:

Address line 1:
Oxford Road

Address Line 2:

Town/City:
Manchester

Postcode:
M13 9NG

Date notice served (DD/MM/YYYY):
17/02/2026

Person Family Name:

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Stephen

Surname

Wardle

Declaration Date

21/06/2026

☑ 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

Stephen Wardle

Date

22/06/2026