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: 13

Suffix:

Property Name:

Address Line 1: Thomas Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M4 1EU

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

Easting (x): 384330

Northing (y): 398701

Description:

Applicant Details

Name/Company

Title

First name

Nicole

Surname

Slyu

Company Name

ESEA Contemporary

Address

Address line 1

13 Thomas Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M4 1EU

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

First name

Nigel

Surname

Hetherington

Company Name

London Studio Architecture Ltd

Address

Address line 1

18 Nasmyth St

Address line 2

Address line 3

Town/City

Hammersmith and Fulham, London

County

18 Nasmyth St

Country

United Kingdom

Postcode

W6 0HB

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)

Refurbishment of existing gallery premises and replacement of mechanical roof plant.

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).

Refer Design & Access Statement

Materials

Does the proposed development require any materials to be used?

⊘ 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:
External doors

Existing materials and finishes:
Decorative steel entrance screen

Proposed materials and finishes:
New steel overpanel to existing screen insignia

Type:
Ceilings

Existing materials and finishes:
Plasterboard; Stretched fabric lighting feature

Proposed materials and finishes:
Replacement plasterboard to repair existing; Replacement fabric to lighting feature

Type:
Internal walls

Existing materials and finishes:
Plasterboard

Proposed materials and finishes:
Replacement plasterboard to repair/ replace existing

Type:
Floors

Existing materials and finishes:
Engineered strip timber flooring; Ceramic tiled flooring

Proposed materials and finishes:
Replacement & repair of existing timber flooring - new engineered timber flooring to match existing; Replacement of existing ceramic tiled flooring: new ceramic/ porcelain tiles

Type:
Other

Other (please specify):
Louvre

Existing materials and finishes:
Fixed glazing with polyester powder coated (PPC) aluminium frames

Proposed materials and finishes:
Replacement of 1 x fixed glued panel with external weather louvre, polyester powder coated (PPC) finish, dark grey to match adjacent window frames.

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

LSA 079 L 010; LSA 079 PA E_011; LSA 079 PA E_012; LSA 079 PA E_013; LSA 079 PA E_021; LSA 079 PA E_022; LSA 079 PA E_031; LSA 079 PA E_032; LSA 079 PA E_033; LSA 079 PA E_034; LSA 079 PA E 4511; LSA 079 PA E 4512;
LSA 079 PA D 111; LSA 079 PA D 112; LSA 079 PA D 113; LSA 079 PA D 131; LSA 079 PA D 132; LSA 079 PA D 133; LSA 079 PA D 4511; LSA 079 PA D 4512;
LSA 079 PA P_211; LSA 079 PA P_212; LSA 079 PA P_213; LSA 079 PA P_221 A; LSA 079 PA P_222 A; LSA 079 PA P_231; LSA 079 PA P_232; LSA 079 PA P_233; LSA 079 PA P_234; LSA 079 PA P 4511; LSA 079 PA P 4512

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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

23/04/2026

Details of the pre-application advice received

Informal site meeting to discuss the proposals.
Conservation Officer Jackie Whelan also in attendance.

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?
E.g. All the land is owned by a single individual

◯ Yes
⊘ 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.

◯ Yes
⊘ No

Is the land owned by multiple individuals where the details of any individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of 1 of those owners.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate C

I certify/The applicant certifies that:

- **Neither Certificate A or B can be issued for this application**
- **All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/the applicant has been unable to do so.**

The steps taken were:

Liaison with management company who were unable to provide details of all owners.

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:

Number:

Suffix:

Address line 1:
c/o Realty Management Company Ltd

Address Line 2:
Ground Floor, Dicovery House, Crossley Road

Town/City:
Stockport

Postcode:
SK4 BH

Date notice served (DD/MM/YYYY):
01/07/2026

Person Family Name:

Name of Owner:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Riverside House

Address Line 2:
Irwell Street

Town/City:
Salford

Postcode:
M3 5EN

Date notice served (DD/MM/YYYY):
01/07/2026

Person Family Name:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Manchester Evening News

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

03/07/2026

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Nigel

Surname

Hetherington

Declaration Date

02/07/2026

☑ 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

Nigel Hetherington

Date

02/07/2026