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: 96

Suffix:

Property Name:

Address Line 1: Ladybarn Lane

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M14 6YH

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

Easting (x): 385849

Northing (y): 393571

Description:

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Henry

Company Name

Student Shack Limited

Address

Address line 1

25 Ladtbarn Road

Address line 2

Fallowfield

Address line 3

Town/City

Manchester

County

Country

Postcode

M14 6WN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jim

Surname

Seymour

Company Name

Seymour Planning Limited

Address

Address line 1

27

Address line 2

Central Drive

Address line 3

Romiley

Town/City

STOCKPORT

County

Country

Postcode

SK6 4PE

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)

Listed Building Consent for works to windows, walls, stairs, roof and structure.

Has the development or work already been started without consent?

- [x] Yes
- [ ] No

If Yes, please state when the development or work was started (date must be pre-application submission)

18/05/2025

Has the development or work already been completed without consent?

- [ ] Yes
- [x] 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*
- [x] Grade II

Is it an ecclesiastical building?

- [ ] Don't know
- [ ] Yes
- [x] No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- [ ] Yes
- [x] 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).

- Preliminary Structural Engineers Report June 2026 (prepared by AOL Consult).
- Heritage Statement June 2026 (prepared by Stephen Griffiths @ Mounteer & Co).
- Existing and proposed plans (prepared by Simon James Architect).
- Existing and proposed landscaping plans (prepared by Simon James Architect).

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 walls

Existing materials and finishes:
Brick

Proposed materials and finishes:
Brick matching

Type:
Windows

Existing materials and finishes:
Timber

Proposed materials and finishes:
Timber

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

- Preliminary Structural Engineers Report June 2026 (prepared by AOL Consult).
- Heritage Statement June 2026 (prepared by Stephen Griffiths @ Mounteer & Co).
- Existing and proposed plans (prepared by Simon James Architect).
- Existing and proposed landscaping plans (prepared by Simon James Architect).

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?

- [ ] Yes
- [x] 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?

- [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

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

Surname

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

Reference

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

Further to my previous correspondence, the Council's Urban Design and Heritage Team have reviewed the revised plans and provided the following feedback:
Overall, the amended scheme has sought to address the points previously raised and is considered to be more sympathetic to the heritage asset (see detailed points below).
However, it would have been helpful to review the accompanying Heritage Statement, which should inform the refurbishment of the property to an appropriate conservation standard. This document is expected to form part of the submission and should clearly justify the proposals, explaining how they have been developed to conserve the heritage asset and minimise harm to its significance.
In particular:
It is not clear why six-panel doors have been proposed rather than four-panel doors. Clarification should be provided as to whether there is any evidence of the original door type.
A photograph from 1972 (attached below) shows a well-maintained front garden. As part of the proposals, improvements to the curtilage and enhancement of the setting of the Listed Building should be included to form part of the public benefit. It is therefore requested that the external areas are appropriately landscaped and that existing shrubbery is trimmed.
In terms of the detailed revisions:
The amendments to the first-floor layout are considered more sympathetic to the original character and are acceptable.
The removal of the uPVC verge to the gable is welcomed and represents a positive enhancement.
A structural method statement should be submitted, clearly demonstrating that the proposed stabilisation and stitching works represent the least harmful option to the heritage asset.
Detailed method statements should also be provided for key works (for example, the removal of render). A test panel could be secured by condition for inspection.
The proposed front door detail is acceptable; however, further justification is required for the internal doors, including confirmation of whether any original doors survive.
The window details (as prepared by Darcy Joinery) are acceptable.
The use of Roundtower insulating plaster should be justified within the Heritage Statement, including examples of its use in historic buildings.
Improvements to the front boundary treatment and garden areas should be incorporated where possible.
I trust the above is helpful and I look forward to receiving your updated submission in due course.

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

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

First Name

James

Surname

Henry

Declaration Date

07/07/2026

☑ 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

Jim Seymour

Date

07/07/2026