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

Clayton Old Hall

Address Line 1

Ashton New Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M11 4RU

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

Easting (x)

388141

Northing (y)

398568

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Broadbent

Company Name

Manchester City Council

Address

Address line 1

Capital Programmes, Corporate Estate & Facilities, Growth & Development Directorate

Address line 2

Manchester City Council Town Hall

Address line 3

PO Box 532

Town/City

Manchester

County

Manchester

Country

United Kingdom

Postcode

M60 2LA

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

Ms

First name

Bernadette

Surname

Bone

Company Name

BB Heritage Studio Ltd

Address

Address line 1

BBH Studio

Address line 2

17 Cranworth Street

Address line 3

Town/City

Stalybridge

County

Country

GB

Postcode

SK15 2NW

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 which include removal of the existing stone roof, salvaging and replacing with salvaged and reclaimed stone. Associated repairs to roof timbers. Additional fabric repairs including paint removal, repointing and window repairs.

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

Security works and fabric repairs recently undertaken application ref's 135354/VO/2022 and 135355/LO/2022

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?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [ ] Yes
- [x] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [x] Yes
- [ ] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [ ] Yes
- [x] 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 to the Schedule of Works by BB Heritage Studio doc ref: SCH-REP-011 and the Schedule of Works by the Morton Partnership doc ref: 16076-Roofsched&spec Rev 2.
Also refer to the following drawings
0254-al(05)001 site location plan
0254-al(05)003 existing plans
0254-al(05)004 existing roof plan
0254-al(05)005 existing east & west elevations
0254-al(05)006 existing north & south elevations and sections
0254-al(05)035 repairs east & west elevations
0254-al(05)036 repairs north & south elevations
0254-al(05)104 roof repairs roof plan
0254-al(05)105 existing and proposed leadwork extents
2407-CWS-XX-GF-DR-L-102 tree & hedge retentions

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:
existing stone

Proposed materials and finishes:
existing salvaged stone and replacement reclaimed stone

Type:
Windows

Existing materials and finishes:
Existing timber frames and single glazing

Proposed materials and finishes:
Repaired timber frames and single glazing

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

Refer to the Design & Heritage Statement P0254-HS-REP001, Schedule of Works by BB Heritage Studio doc ref: SCH-REP-011 and the Schedule of Works by the Morton Partnership doc ref: 16076-Roofsched&spec Rev 2.
Also refer to the following drawings
0254-al(05)001 site location plan
0254-al(05)003 existing plans
0254-al(05)004 existing roof plan
0254-al(05)005 existing east & west elevations
0254-al(05)006 existing north & south elevations and sections
0254-al(05)035 repairs east & west elevations
0254-al(05)036 repairs north & south elevations
0254-al(05)104 roof repairs roof plan
0254-al(05)105 existing and proposed leadwork extents
2407-CWS-XX-GF-DR-L-102 tree & hedge retentions

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

The proposals have been discussed with the trustees of Clayton Hall Living History Museum

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?

- [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

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

First Name

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

Surname

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

Reference

135355 Clayton Hall roof repairs

Date (must be pre-application submission)

25/06/2026

Details of the pre-application advice received

That the works require a separate listed building consent and the principle of the roof repairs is supported.

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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

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

- [x] 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
- [x] The Agent

Title

Ms

First Name

Bernadette

Surname

Bone

Declaration Date

10/07/2026

- [x] 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

Bernadette Bone

Date

10/07/2026