Your ref:
Our ref: SP/96LL/LBC
Phone: [redacted]
Email:
[redacted]

Date: 7/7/26

Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Sir/Madam

Listed Building Consent for repair and refurbishment works.

96 Ladybarn Lane, Manchester, M14 6YH.

Supporting Statement and Design and Access Statement.

Please find enclosed a Listed Building Consent application comprising:

- Requisite Application forms.
- 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).

The proposal seeks to resolve the current investigation by the Council into unauthorised works at the above property.

On the 2 June 2025 the Council wrote to the applicant to require all refurbishment works to stop immediately. Works at the premises ceased to comply with the Councils request.

Since that date work has been underway to prepare this Listed Building Consent application following investigation into its structural state via Structural Engineers (AOL Consult) and taking on board specialist advice via Heritage Consultants (Mounteer and Co).

The application has been submitted following correspondence with Holly Wright (Planning Officer) following submission of a pre-application in May 2026. The outcome of the pre-application enquiry was that the Council supported the proposals within as below.

"Overall, the amended scheme has sought to address the points previously raised and is considered to be more sympathetic to the heritage asset…and I look forward to receiving your updated submission in due course."

This application takes on board the advice provided by the Council and is supported with the necessary plans and documents.

The attached plans and supporting survey work set out the condition of the building and the justification for a series of works to refurbish the building to bring it back into beneficial use as a dwelling. As will be noted the building is in a poor condition having been poorly maintained by the previous owners. Survey identifies that there is a need for a series of refurbishment works to ensure that it becomes safe and usable for its intend purpose as a dwelling. The works have been designed to take account for the buildings listed status to preserve and protect the significance of this heritage asset.

The proposed works are therefore considered to be in accordance with paragraph 215 of the National Planning Policy Framework and will deliver public benefit by

returning the building back to a maintained dwelling and to secure its optimum viable use.

Amount: The amount of building will remain unchanged. The property will remain in use as a dwelling.

Layout: The layout of the building will be returned as close as possible to its original floor plans in the two-storey element of the dwelling. Some original walls will be reinstated where removed. Some new partition walling is required to make the space work. Please refer to the supporting plans and reports that justify the works.

Scale: The scale of the building will remain unchanged.

Landscaping: The landscaping at the site will be improved unchanged. The long front garden will be retained to serve the property alongside the smaller rear yard areas and returned to an appearance more akin to its traditional format. This will enhance the setting of the listed building.

Appearance: The aim of the application is return the building back to its original appearance.

It is submitted that the proposal therefore complies with the development plan and represents sustainable development in accordance with the National Planning Policy Framework.

If you require any further information or wish to discuss the proposal, please contact me on the above contact points.

Yours faithfully

[redacted]

SEYMOUR
PLANNING