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: 31

Suffix:

Property Name:

Address Line 1: Booth Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M2 4AL

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

Easting (x): 384012

Northing (y): 398147

Description:

Applicant Details

Name/Company

Title

First name

Scott

Surname

Fawcett

Company Name

Swiss Life Asset Managers UK Ltd

Address

Address line 1

55 Wells Street

Address line 2

Address line 3

Town/City

London

County

Please select a state

Country

United Kingdom

Postcode

W1T 3PT

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

Amy

Surname

Kennedy

Company Name

SLR Consulting Ltd

Address

Address line 1

41-50 Futura Park

Address line 2

Aspinall Way

Address line 3

Middlebrook

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL6 6SU

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)

Internal refurbishment works, including reception desk modifications, installation of acoustic wall panels, designated drinking point, replica living wall, integrated seating booths, and associated fit out works.

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

139085/LO/2024 LISTED BUILDING CONSENT for the replacement of existing lift.

F16778/LB LISTED BUILDING CONSENT Demolition of the whole of the building behind the facades to Booth Street and Fountain Street, and construction of a new office building with the retention of the existing facades on Booth Street and Fountain Street.

F16779 Construction of new office building with the retention of the listed facades to Booth Street and Fountain Street.

F12523 Details of elevations for the construction of a new office building with the retention of the facades on the Booth Street/Fountain Street elevations of listed building.
Nos 64 - 68 Fountain Street.
F08835/LB Refurbishment involving the gutting of the interior and construction of new floors for offices including alterations to the facades with additional fourth and fifth storeys.

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?

- [ ] Yes
- [x] No

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:
Other

Other (please specify):
Please see submitted dwgs and DAS.

Existing materials and finishes:
Please see submitted dwgs and DAS.

Proposed materials and finishes:
Please see submitted dwgs and DAS.

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

Drawings comprising:
1394-0G-HE-01 Heritage Site Location Plan [02.07.26]
1394-0G-HE-02 Heritage Existing Layouts [02.07.26]
1394-0G-HE-03 Heritage Existing Elevations [02.07.26]
394-0G-PT-01 REV C Partition Layout [02.07.26]
394-0G-DE-01 REV C Demolitions Layout [02.07.26]
394-0G-GA-01 REV B General Arrangement Layout [02.07.26]
394-0G-CL-01 REV C Ceiling and Lighting Layout [02.07.26]
394-0G-JN-01 REV B Replica Living Wall [02.07.26]
394-0G-JN-02 REV B Reception Desk Modifications [02.07.26]
394-0G-JN-03 REV B Drinks Point [02.07.26]
394-0G-PT-02 REV B Acoustic Wall Panel Elevation [02.07.26]
1394 Reception Drawing Issue Sheet 02.07.26
1394-0G-CL-02 REV C Feature Ceiling Details [02.07.26]
1394-0G-HE-04 Heritage Proposed Elevations [02.07.26]
1394-0G-HE-05 Heritage Significant Details [02.07.26]
Photographs:
1394 – 31 Booth Street – Reception Proposal REV A [23.04.25]
1394 – 31 Booth Street Ground Floor Reception External Photographs [03.07.26]
1394 – 31 Booth Street Ground Floor Reception Internal Photographs [03.07.26]

1394 – 31 Booth Street Ground Floor Design Access Statement [03.07.26]; and
1394 – 31 Booth Street Ground Floor Reception Heritage Statement.

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?

- [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)

09/10/2024

Details of the pre-application advice received

With reference to previous LBC application - general guidance provided in terms of the need for further LBC applications in relation to internal works.

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

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

Ms

First Name

Amy

Surname

Kennedy

Declaration Date

17/07/2026

☑ 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

Jessica Davies

Date

17/07/2026