MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); 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

73-75 India House

Address Line 1

Whitworth Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 6LG

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

Easting (x)

384208

Northing (y)

397607

Description

Applicant Details

Name/Company

Title

Mr

First name

Dave

Surname

Sweeting

Company Name

The Guinness Partnership

Address

Address line 1

73-75 India House Whitworth Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 6LG

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

Liam

Surname

Jones

Company Name

Bernard Taylor Partnership Limited

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed building consent for external atlerations works to roof.

Reference number

Application number: 141300/LO/2024

Date of decision (date must be pre-application submission)

13/12/2024

Please state the condition number(s) to which this application relates

Condition number(s)

3) Samples and product specifications of proposed external materials and finishes, including new terracotta, leadwork and rainwater goods and in situ cleaning and repointing samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any new materials and finishes to any part of the roof. The approved repairs, materials and finishes shall be implemented only in accordance with the approved information and shall be completed prior to the completion of the development hereby approved.

Has the development already started?

- [x] Yes
- [ ] No

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

23/02/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

This submission seeks the discharge of Condition 3 and includes the following information for approval:

Condition 3 External Materials Specification and Conservation Methodology Statement.
Materials Tracker identifying all proposed external materials, finishes and approved samples.
Planner Site Meeting Minutes (5 August 2026).
Proposed 1:1:6 mortar specification and approved repointing sample panels for both brickwork and terracotta.
Thermatech superheated steam cleaning methodology and approved cleaning trial.
Darwen Terracotta replacement samples (B26072-1170 and B26071-1170) for complete replacement terracotta units.
Shaws of Darwen purpose-manufactured white glazed brick samples for isolated replacement works to the rear elevation.
Proposed leadwork details associated with the roof conservation works, including lead flashings and local lead weathering repairs.
Photographic record of approved material samples, trial panels and workmanship reviewed during the Manchester City Council site visit on 5 August 2026.

The submitted information provides details of the proposed external materials, finishes, cleaning methodology and repointing samples in accordance with the requirements of Condition 3 of Listed Building Consent reference 141300/LO/2024.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Bernard Taylor Partnership Limited

Date

07/08/2026