

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for: Works to roof including removal of existing slate coverings and associated detailing and reinstatement of slates and provision of replacements where necessary, together with provision of breather membrane, insulation; battens, ridge; hip, valley, abutments details; Replacement and repair to timber members; Replacement of rooflights; Works to chimney stacks including removal of vegetation, re-pointing and re-rendering, including replacement haunching and abutment details; Removal of existing asphalt flat roof coverings and replacement with tapered built-up mineral felt system including associated abutment details; Replacement cast iron rainwater goods including gutters, downpipes, shoes, chutes, fixing brackets etc; External Stucco / Render to have localised removal and replacement of de-bonding / defective render; and, External Repairs comprising localised re-pointing of facework masonry with like-for-like mortar

Location:

St Anselm Hall Kent Road East Manchester M14 5BX

Application reference:

145661/LO/2026

Applicant:

Mr David Sims The University of Manchester

Date of application:

10 April 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following

drawings and documents:

- 'Schedule of Works. St Anselm Hall, Manchester', received by the City Council as Local Planning Authority on 6 July 2026.
 - 'Preambles. St Anselm Hall, Manchester', received by the City Council as Local Planning Authority on 6 July 2026.
 - 'St Anselm Building, Rear Roofs Survey', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Appendix A: Photographic Schedule', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Design & Heritage Statement. St Anselm Hall, University of Manchester', received by the City Council as Local Planning Authority on 10 April 2026.
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- Proposed drawings shown on 'Basement General Arrangement Plan', numbered '9140_001 Revision 01', received by the City Council as Local Planning Authority on 10 April 2026.
 - Proposed drawings shown on 'Ground Floor General Arrangement Plan', numbered '9140_002 Revision 01', received by the City Council as Local Planning Authority on 10 April 2026.
 - Proposed drawings shown on 'First Floor General Arrangement Plan', numbered '9140_003 Revision 01', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Proposed Roof Plan', numbered '9140_004 Revision 01', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Existing Elevations Scaffold Pull Test Locations', numbered '9140_005 Revision 00', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Existing Elevations Render Defect Locations', numbered '9140_006 Revision 00', received by the City Council as Local Planning Authority on 10 April 2026.
 - 'Indicative Roof Details', numbered '9140_007 Revision 00', received by the City Council as Local Planning Authority on 10 April 2026.
 - Proposed drawing pack, received by the City Council as Local Planning Authority on 10 April 2026, including:
 - o 'General Arrangement 1',
 - o 'General Arrangement 2',
 - o 'Plan at Ground level',

- o 'Plan at A-A – Spanned Lift over doorways etc',
- o 'Plan at B-B – At roof eaves level',
- o 'Plan at C-C – Plan at temporary roof eaves',
- o 'Temporary roof details – bay centres',
- o 'Section Through D-D',
- o 'Section Through E-E',
- o 'Details'

Reason - To ensure that the development is carried out in accordance with the approved plans,

pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

- 3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of repairs to the roof, samples and specifications of any replacement slates, details of the existing and proposed laying pattern and sizes / coursing and an in-situ sample of the proposed pointing to ridge tiles shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP P2 of the Places for Everyone Joint Development Plan Document, and Chapter 16 of the National Planning Policy Framework.

- 4) Within one month of uncovering the roof timbers, confirmation of the scope and detail of any repairs, structural works and replacement works to roof timbers together with an in-situ sample of each of the repair types shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 5) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of repairs to the eaves and fascia, details of any proposed repairs to the decorative timber eaves, fascia boards and associated architectural detailing together with an in-situ sample of the repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 6) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the repair / replacement of any rainwater goods, a condition survey and repair / replacement strategy together with samples and specifications of the repair / replacement rainwater goods shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 7) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of any replacement flat roof covering, samples and specifications of the proposed roofing material shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 8) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the replacement of any rooflights, full details shall be submitted to and approved in writing by the City Council as Local Planning Authority, including:
- a) Existing condition surveys,
 - b) Details demonstrating why repair and retention is not possible,
 - c) Scaled drawings,
 - d) Specifications,
 - e) Glazing details,
 - f) Flashing details,
 - g) Installation methodology.

The development shall be carried out in full accordance with the approved details

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 9) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of render repairs, a detailed survey and schedule of repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:
- Identification of all defective areas,
 - The proposed repair methodology for each repair type,

- Details of render removal techniques,
- Details of repairs to scaffold fixing locations,
- Proposals for making good all redundant fixings.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 10) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of render repairs, details of the proposed render specification shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

- Analysis of the existing render and paint finish,
- Lime render specification,
- In-situ sample panels of proposed repairs,
- Details of score lines and surface finishes,
- Paint specification and colour finish.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 11) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of internal repair works, a detailed method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. The method statement shall identify:

- Areas of fabric to be removed,
- Areas requiring further investigation,
- Measures to minimise loss of historic fabric,
- Proposed methods of reinstatement.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 12) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the removal of any decorative plasterwork, a detailed survey of all affected decorative features shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include:

- Photographic recording,
- Measured drawings where appropriate,
- Details of mould profiles,
- In-situ samples of replacement work,
- Details of the specialist contractor undertaking the works.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 13) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of joinery repairs, details of all proposed replacement or repair works to historic joinery together with an in-situ sample of the repair / replacement joinery shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details shall demonstrate that repair has been prioritised and that any replacement works shall be undertaken on a like-for-like basis.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 14) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of replacement floor finishes, details of all proposed floor treatments and finishes including samples shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

- 15) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of internal decoration works, the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- Analysis of the existing paint colours and finishes,
- Samples and specifications of the proposed paint colours and finishes.

The development shall be carried out in full accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 07 August 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-listed-building-consent-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026