MANCHESTER CITY COUNCIL
Planning
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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

St Benedict's Church

Address Line 1

Bennett Street

Address Line 2

Ardwick

Address Line 3

Town/city

Manchester

Postcode

M12 5ND

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

Easting (x)

386554

Northing (y)

396981

Description

Applicant Details

Name/Company

Title

First name

Simon

Surname

Bond

Company Name

Manchester Vineyard Church

Address

Address line 1

Colony, 5 Piccadilly Place

Address line 2

Address line 3

Town/City

Manchester,

County

Country

GB

Postcode

M1 3BR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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)

The proposals comprise internal alterations to support the building's use as a church and community facility. They include the careful removal of the modern climbing-wall installations, associated fixings and later enclosures; construction of low, freestanding and reversible glazed oak partitions within the Nave and Chancel; formation of a new doorway through the North Aisle masonry wall; and installation of a glazed platform lift between the Nave and Chancel, requiring the controlled removal of approximately one metre of the top of later low Chancel wall.

Further works include forming children's and accessible WC facilities, a kitchenette, independent dry linings and associated services and ventilation; recommissioning the original west entrance doors; and retrieving, repairing and reinstating stored historic iron gates. Historic masonry, coping stones, joinery and ironwork affected by the works will be recorded, protected, salvaged and reused or securely stored. Disturbed fabric will be made good using compatible brickwork, lime mortar, lime plaster and appropriate conservation repairs.

No extension or wholesale demolition of the listed building is proposed.

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

A planning and Listed Building Consent application was made in 2003 for the conversion of the redundant church into an indoor climbing centre. The proposals included a café and shop at mezzanine level, internal climbing-wall structures, formation of a car park, security-lighting columns, railings and gates. The conversion was implemented circa 2004. The current application includes the careful removal or alteration of elements installed as part of that conversion. The historic application reference is not presently known. No other current related application or separate demolition proposal is known.

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?

- [x] Yes
- [ ] 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)?

- [x] Yes
- [ ] 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).

Exterior works limited service/ventilation penetrations and conservation-style grilles.

The locations, extent and character of the alterations are shown on BTP drawings 106 and 110–123 and in the submitted Photographs and Visual References document.

The works include controlled removal of the modern climbing installations, associated fixings and later enclosures; localised removal and reinstatement of affected wall and floor finishes; formation of the North Aisle doorway; removal of approximately one metre of the later low Chancel wall for the platform lift; new freestanding Nave and Chancel partitions; WC and kitchenette installations; and limited service and ventilation penetrations with conservation-style external grilles.

The North Aisle opening will be temporarily propped and needled, with the masonry dismantled in a controlled sequence. Permanent support will be provided by the lintel arrangement shown on BTP drawing 122. Salvaged bricks will be reused in the new reveals where suitable, with compatible lime-mortar and lime-plaster making good.

Historic bricks, coping stones, doors, gates, joinery and other significant fabric will be retained, reused or labelled and securely stored. Openings left by removed climbing-wall fixings will be carefully made good using compatible materials. No wholesale stripping of historic wall, ceiling or floor finishes is proposed.

Relevant references: BTP drawings 106, 110, 111 and detail drawings 120–123; Method Statement, Preservation and Disposal Plan, Sections 11–16; and Photographs and Visual References P01–P12 and V01–V09.

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:
External walls

Existing materials and finishes:
Original red facing-brick masonry with red terracotta architectural detailing. The Children's WC windows are retained behind existing black-painted signage panels. Existing cast-iron external soil and ventilation pipework is retained where shown.

Proposed materials and finishes:
Existing external masonry is retained. Two local 100 mm diameter ventilation penetrations will serve the Children's WC and kitchenette. Each will terminate externally with a black cast-iron conservation-style grille. Local brickwork and mortar will be made good to match the existing wall.

Type:
Internal walls

Existing materials and finishes:
Fair-faced red brickwork, lime-plastered masonry, red terracotta detailing and later stud and plasterboard partitions. Historic timber panelling, memorials and associated features are retained and protected.

Proposed materials and finishes:
Nave partitions formed from 15 mm plasterboard with skim finish on 100 x 50 mm softwood studs. Chancel partitions formed using Gyproc SoundBloc plasterboard on stud framing with skim finish. Children's WC linings formed using British Gypsum Gypframe 70 S 50 studs, 75 mm insulation and 12.5 mm plasterboard with skim finish. Painted surfaces will have a subdued off-white finish, subject to an approved sample. The North Aisle opening will incorporate cleaned and reused existing bricks, smooth red Ruabon or Accrington brick dogtooth reveals, colour-matched lime mortar, matching lime-based plaster, 38 mm oak soffit and jamb linings, precast-concrete lintels and an exposed steel channel with an architect-approved protective finish. The existing terracotta string course will be retained. Historic masonry and holes remaining after removal of fixings will be made good using salvaged original bricks or matching red bricks set in a compatible lime mortar. The mortar colour, aggregate, joint profile, texture and finish will match the adjacent historic work. Where required by the BTP details, clean crushed material from the existing masonry or mortar may be incorporated to achieve an appropriate colour match. Cement-rich mortar will not be used for repairs to historic masonry. Existing lime plaster will be carefully cut back to sound edges and repaired with a compatible lime-based plaster, matching the adjoining texture, thickness and finish. The retained terracotta string course will be protected and made good only with compatible conservation materials. At the platform-lift opening, bricks and coping stones will be removed whole where practicable, cleaned, labelled and retained. Exposed wall interfaces will be made good using matching or salvaged brick and compatible lime mortar. Local timber-floor repairs will use boards matching the existing species, dimensions, fixing method, surface treatment and colour. Final repair samples and mortar trials will be approved by the Architect before general work proceeds.

Type:
Floors

Existing materials and finishes:
Existing Nave timber floorboards and the existing stepped and level floor construction within the Chancel and aisles. Modern mass-concrete pads beneath the Nave floor are retained where required to support the reversible partition structure.

Proposed materials and finishes:
Local repairs to exposed Nave floorboards will use matching timber, dimensions and finish following post-removal inspection. The Chancel North Aisle floor will be adjusted to provide an accessible level surface matching the adjoining Chancel floor. Local floor finishes at the North Aisle doorway, lift and service interfaces will match the adjacent retained materials. No wholesale removal of historic flooring is proposed.

Type:
Internal doors

Existing materials and finishes:
Historic timber doors with cast-iron pins and strap hinges, historic wrought/cast-iron gates and later internal doors.

Proposed materials and finishes:
New internal doors will be glazed oak doors in a restrained Arts and Crafts style, with a natural oak appearance, clear safety glazing and matching oak frames, linings, architraves, skirtings and cornices. The missing historic Narthex door leaf will be repaired and refitted using the retained cast-iron pins and strap hinges. Stored historic iron gates will be repaired and reinstated where shown.

Type:

External doors

Existing materials and finishes:
Original paired timber doors at the west entrance with retained historic ironmongery.

Proposed materials and finishes:
The original west entrance doors will be retained, repaired and recommissioned. Any necessary timber repairs will match the existing species, profile and appearance. Existing ironmongery will be retained and serviced. The final conservation finish and colour will match the retained doors. No new external doors are proposed.

Type:
Other

Other (please specify):
Platform lift

Existing materials and finishes:
No lift currently exists at the Nave/Chancel interface. The location comprises a later low red-brick Chancel wall with cast-concrete coping and adjacent steps.

Proposed materials and finishes:
New platform lift with satin-finished stainless-steel plinths and clear toughened-glass sides and doors. The final manufacturer, model, anchorage, loading, power and setting-out details will be coordinated following consideration of quotations.

Type:
Other

Other (please specify):
Partition structural steelwork

Existing materials and finishes:
Modern mass-concrete climbing-wall pads beneath the Nave floor. Historic brick and stone quatrefoil columns are retained without direct drilling or fixing.

Proposed materials and finishes:
Concealed 90 mm square hollow-section steel posts connected to retained concrete pads. Reversible steel restraint bands around the columns will be painted black, with expressed black fixings. The North Aisle lintels will have an exposed steel channel with an architect-approved protective finish.

Type:
Other

Other (please specify):
Children’s WC fittings

Existing materials and finishes:
Existing office/storage room with adjacent later accessible-WC fittings, exposed uPVC drainage pipework and existing cast-iron external soil pipework.

Proposed materials and finishes:
Bushboard Parker proprietary cubicle system, or similar approved, with matching back panels, concealed cisterns, vanity unit, inset basins and sanitary fittings. Concealed uPVC soil and waste pipework and white aluminium internal ventilation grilles. Final fitting colours will be selected from a restrained neutral range.

Type:
Other

Other (please specify):
Kitchenette fittings

Existing materials and finishes:
Open area within the Chancel North Aisle containing historic timber wall panelling, which will be retained and protected.

Proposed materials and finishes:
Contemporary fitted kitchenette units and worktop in a restrained neutral finish. Final product and colour samples will be approved before installation. The units and protective boxing will remain independent of the retained historic panelling.

Type:

Other

Other (please specify):
Historic iron screens and gates

Existing materials and finishes:
Historic wrought/cast-iron parclose screens and paired gates, including gates presently held in storage.

Proposed materials and finishes:
Existing gates will be retrieved, repaired and refitted where shown. Historic ironwork will be retained and conserved, with its existing dark finish repaired to match following specialist inspection. No replacement of historic ironwork is proposed unless separately agreed.

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

BTP Architects, Project 4960:

Drawing 100 – Location Plan
Drawing 101 – Existing Site Plan
Drawing 105 – Existing Floor Plans and Elevations
Drawing 106 – Existing and Proposed Ground Floor Plans
Drawing 110 – Existing and Proposed Long Section AA
Drawing 111 – Existing and Proposed Cross Sections BB and CC
Drawing 120 – Proposed Nave Partition Details
Drawing 121 – Proposed Chancel Partition Details
Drawing 122 – Proposed Door Opening to North Aisle
Drawing 123 – Proposed Children's Toilet Facility

BTP Architects – St Benedict's Church, Ardwick: Design and Access Statement.

Further supporting information is provided in the Levrant Heritage Statement; Method Statement, Preservation and Disposal Plan; and Photographs and Visual References document.

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?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

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

Is the land owned by multiple individuals where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Owner

Name of Owner:
***** REDACTED ******

House name:
Douglas Bank House

Number:

Suffix:

Address line 1:
Wigan Lane

Address Line 2:

Town/City:
Wigan

Postcode:
WN1 2TB

Date notice served (DD/MM/YYYY):
07/08/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Simon

Surname

Bond

Declaration Date

11/08/2026

- [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.

- [x] I / We agree to the outlined declaration

Signed

Simon Bond

Date

11/08/2026