

Planning

Delegated Officer Report

Summary of application details

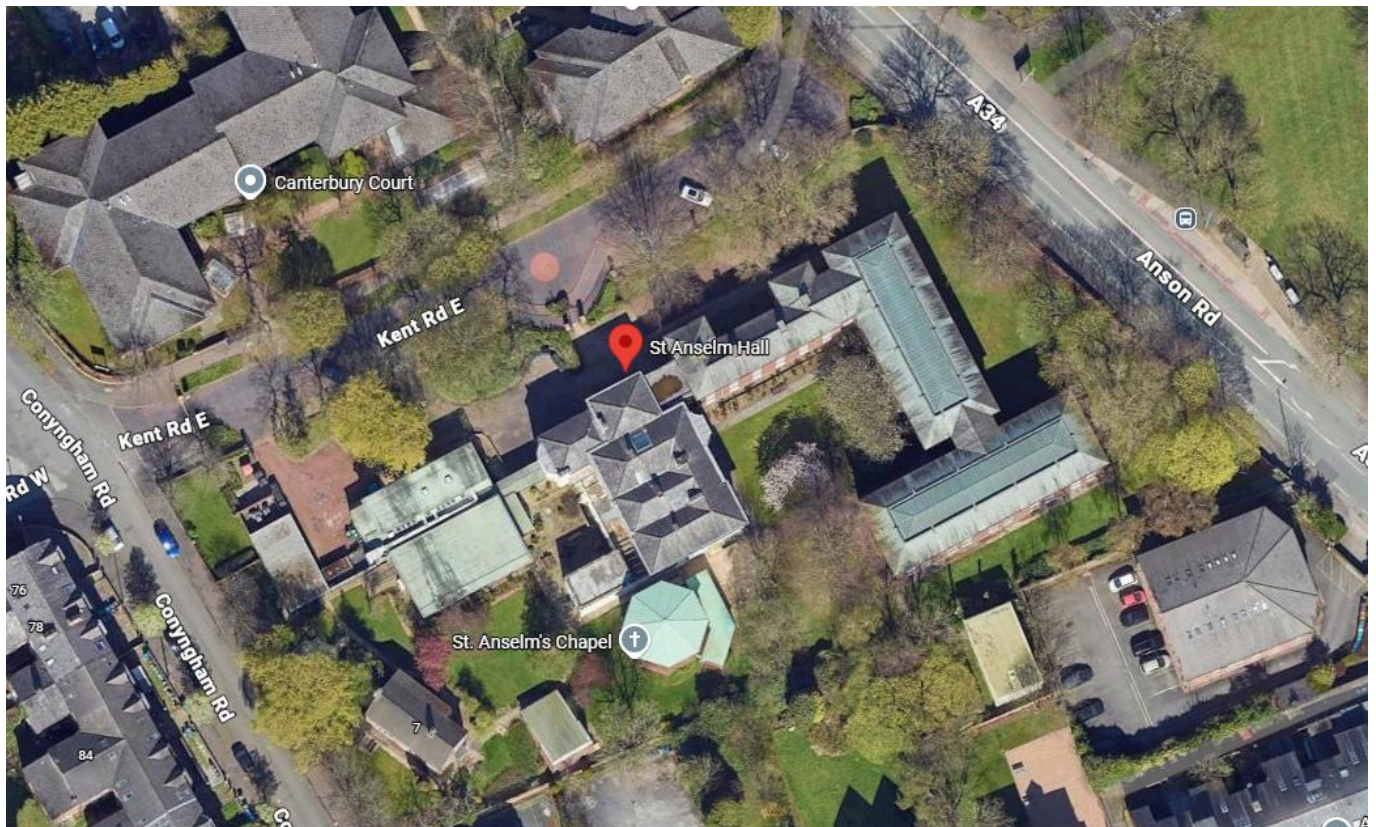
Application reference:	145661/LO/2026
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for: Works to roof including removal of existing slate coverings and associated detailing and reinstatement of slates and provision of replacements where necessary, together with 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
Site address:	St Anselm Hall Kent Road East Manchester M14 5BX
Ward(s):	Rusholme
Date application valid:	10 April 2026
Applicant name:	Mr David Sims
Agent (if any):	Mr Alan Beningfield
Case officer:	Ellie Knowles
Recommendation:	Approve
Date of recommendation:	03 August 2026

Description of site, building and/or area

St Anselm Hall is a Grade II listed building located in the Victoria Park conservation area within the Rusholme ward of Manchester.

Dating from c.1840, the building originally functioned as a residential villa in the Victorian era, and has subsequently been altered and substantially enlarged, now forming part of the University of Manchester's halls of residence.

The building is constructed of white-painted stucco over brick with a hipped slate roof and was originally formed in an L-plan arrangement. The principal elevation is two storeys in height, with a cellar beneath, and displays a symmetrical composition to the projecting wing (to the left), featuring a high plinth, plain frieze and prominent bracketed cornice. Architectural detailing includes a flight of steps leading to an elaborately moulded entrance surround with a four-panel door and overlight, together with traditional sash windows set beneath raised sills. The recessed range to the right incorporates a shallow bay window at ground-floor level with cross-window casements above. Twentieth-century additions have been constructed to the left-hand side of the building.





Description of development

The planning submission indicates that the applicant is seeking 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.

Consultation, notification and publicity responses

Consultations

Not applicable.

Notifications and publicity

Local residents – no responses received.

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

- Chapter 2 – Achieving Sustainable Development
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

Draft National Planning Policy Framework (NPPF, 2025)

The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets

Assessment

Principle – the principle of the proposal, which includes remedial works to address water ingress, the replacement of defective roof coverings and associated detailing, repairs to external rendered elevations, and internal refurbishment works arising from water damage (including associated making good to linings, architectural detailing and finishes) to facilitate the building's continued use (in line with paragraph 215 of the National Planning Policy Framework (2024)), is acceptable. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, the Victoria Park conservation area and the Grade II listed building itself.

Scope of works – the submitted Design & Heritage Statement indicates that the proposal includes the following works to the listed building:

- **Temporary sheeted scaffold roof:**
 - Installation of a temporary sheeted scaffold roof over the existing pitched roof to prevent further deterioration of the building caused by water ingress.
 - The temporary structure would be self-weighted using a 'Kentledge' design, with limited fixings to the building where required to safely transfer structural loads.
 - A repair methodology has been provided to ensure any interventions are fully reinstated using commensurate materials to ensure there is no lasting harm to the historic fabric of the building.
- **Replacement pitched roof covering:**
 - Removal of existing pitched roof coverings back to the structural roof timbers.
 - Retention, cleaning and reuse of existing slates wherever viable.
 - Re-covering of the roof using retained slates and matching new slates where replacement is necessary.
 - Installation of new breathable roofing membrane, battens and counter battens prior to re-slating.
 - Reinstatement of ridge and valley details using retained and matching materials bedded in lime mortar.
- **Replacement flat roof coverings:**
 - Replacement of existing asphalt coverings to two flat roof areas.
 - Removal of existing coverings back to the vapour control layer.
 - Installation of a new insulated built-up mineral felt roof system, including associated upstand details.
- **Chimneys and rooflights:**
 - Replacement of four existing rooflights with conservation-style rooflights matching the existing profile and appearance.
 - Retention of existing rooflights where condition surveys demonstrate they remain suitable for continued use.
 - Replacement of the existing composite barrel rooflight above the library with a conservation-style lantern unit.
 - Installation of new lead flashings and weathering details.

- Re-flaunching of six chimney stacks using a lime-based mortar and re-benching of retained chimney pots where required.
- **Flashings, gutters and rainwater goods:**
 - Replacement of lead flashings, soakers, valleys, gutters and associated weathering details on a like-for-like basis.
 - Replacement of rainwater goods, including downpipes, hoppers and associated fittings, using cast-iron components matching the existing arrangement and appearance.
- **External render repairs:**
 - Repair and replacement of defective external render to four principal elevations.
 - Further investigation of failed render areas following provision of scaffold access.
 - Utilisation of lime-based render systems and breathable decorative finishes appropriate to the listed building.
 - Sampling and analysis of existing render and preparation of sample panels prior to commencement of repairs.
 - Full condition testing of elevations to identify any additional areas requiring remedial works.
 - Recording and documentation of all repair locations and types.
 - Repair of areas affected by temporary scaffold fixings following removal of the scaffold structure.
- **Internal repairs and refurbishment:**
 - Replacement of damaged floor finishes within affected areas.
 - Retention of existing floorboards wherever possible, with like-for-like replacement only where deterioration has occurred as a result of water ingress or fungal decay.
 - Removal and replacement of water-damaged wall plaster using lime-based plaster systems and breathable finishes.
 - Removal and replacement of damaged ceiling finishes using traditional lath and lime plaster construction where appropriate.
 - Removal of over-boarding in identified rooms and reinstatement of traditional ceiling detailing.
 - Repair and reinstatement of decorative features, including cornices, friezes, picture rails and dado rails, on a like-for-like basis.
 - Implementation of specialist dry rot treatment and associated repairs.
 - Refurbishment of the kitchen and replacement of fittings where necessary due to their deteriorated condition.
 - Retention and repair of historic joinery wherever possible, with like-for-like replacement only where deterioration precludes retention.
 - Replacement of structurally defective timber elements, including joists, where failure has occurred as a result of water ingress or fungal decay.
- **Mechanical and electrical works:**
 - Reinstatement, testing and commissioning of mechanical and electrical services affected by water ingress.

- Reinstallation of existing fittings, including sockets, switches, alarms and associated equipment, within their original locations.
- No alterations proposed to the layout or configuration of internal services.
- **Further investigations:**
 - Provision for additional investigations following completion of enabling works and provision of safe access.
 - Further assessment of concealed roof timbers and externally rendered elevations to inform any additional repair requirements identified during the course of the project.

Siting, scale, and massing – no extensions are proposed as part of the works. For these reasons, the overall siting, scale and massing of the building would be largely unaffected by the works.

Appearance and visual amenity – the proposed works comprise repair, restoration and reinstatement works to the existing Grade II listed building and do not involve any significant alterations to its form, scale or appearance. The reroofing works, repairs to leadwork, chimneys, rainwater goods and rendered elevations would largely replicate existing materials and detailing, thereby preserving the building's established character and appearance.

The proposals would arrest the ongoing deterioration of the building and facilitate the repair and reinstatement of damaged historic fabric, resulting in a visual improvement when compared with the current condition of the property. Subject to the agreement of suitable materials, specifications and repair methodologies, the works are considered to preserve the character and appearance of the listed building and would not harm the visual amenity of the surrounding area. As such, the proposal is acceptable in visual amenity terms.

Impact upon the Victoria Park conservation area – as detailed within the preceding section of this report, the proposed works include the repair, restoration and remediation of the Grade II listed building and do not involve any significant alterations to its form, scale or appearance. The proposed external works, including reroofing works, repairs to leadwork, chimneys, rainwater goods and rendered elevations would largely replicate original / existing materials and detailing, thereby preserving the building's established character and appearance.

The proposal seeks to address the ongoing deterioration of the listed asset, facilitating the repair and reinstatement of damaged historic fabric, which would ultimately improve the current appearance and condition of the property, thus resulting in a positive impact upon the Victoria Park conservation area.

Impact upon listed building – the proposed works have been brought forward in response to significant deterioration arising from prolonged water ingress through the existing roof covering and associated drainage systems. The works seek to comprehensively address the source of the defects through extensive repairs to the roof, rainwater goods and external condition of the building, together with remedial and reinstatement works to damaged internal fabric. The overall approach is considered to be conservation-led and focused on securing the long-term preservation of the Grade II listed building.

The proposed reroofing works are considered necessary and appropriate to arrest further deterioration of the building. The scheme includes the retention and reuse of existing slates

wherever possible, with any replacement slates required to closely match the existing in terms of material, appearance, size and coursing pattern. Repairs to associated leadwork, chimneys, gutters and rainwater goods would similarly contribute towards safeguarding the building from further water ingress. Given that removal of the roof coverings may reveal defects concealed within the roof structure, further inspection of the roof timbers will be required during the course of the works to establish whether any additional repairs are necessary.

The proposed repairs to the rendered elevations are also supported in principle. The submitted information identifies areas of cracking, de-bonding and general failure which require investigation and repair. The use of lime-based materials and breathable finishes is considered appropriate for a building of this age and type. Detailed surveys, repair methodologies and material specifications will however be required to ensure that repair works preserve the character and appearance of the historic fabric and accurately replicate original / existing detailing where necessary.

The replacement of existing rooflights with conservation-style units is considered capable of being acceptable in principle. However, further details relating to their design, dimensions, glazing arrangements and flashing details will be necessary to ensure that the special architectural interest of the building is preserved. Similarly, additional information will be required to justify the replacement of existing rooflights where repair and retention may be feasible.

Internally, the proposals include repairs to areas affected by water ingress and dry rot, including plaster, joinery, ceilings, floors and associated decorative features. It is acknowledged that some historic fabric has deteriorated to a point where repair is no longer possible and replacement will be required. Whilst the loss of original fabric is regrettable, such works are considered necessary where the affected elements are demonstrably beyond repair. The submitted details indicate that repair and replacement works would be limited to those areas directly affected by deterioration and that reinstatement would be undertaken on a like-for-like basis using matching materials, profiles and detailing. The reinstatement of traditional lath and plaster ceilings in areas where modern over-boardings has previously occurred is considered to represent a heritage benefit and would help restore elements of the building's historic character.

Particular care will be required in relation to decorative plasterwork, joinery and other surviving historic features. Detailed recording, survey work and appropriate specialist repair techniques will be necessary to ensure that any replacement elements accurately replicate the existing historic fabric. Likewise, original joinery features should be retained and repaired wherever possible, with replacement limited to those elements that have deteriorated beyond salvage.

Overall, whilst the proposals would result in a limited loss of historic fabric arising from existing deterioration, this harm is considered to be low-level and unavoidable in order to secure the long-term future of the building. The harm is outweighed by the substantial heritage benefits derived from the comprehensive repair of the roof and external envelope, the prevention of further decay, the reinstatement of damaged historic features and the return of the building to a sound and useable condition. Subject to conditions requiring the submission and approval of detailed specifications, methodologies, surveys and material samples, the proposals are considered to preserve the special architectural and historic interest of the Grade II listed building and are therefore acceptable in heritage terms.

Residential amenity – as no extensions are proposed, the proposal would not alter the existing relationship between the buildings and neighbouring properties. For these reasons, no additional impacts in terms of overshadowing, loss of light, loss of outlook, privacy, or overbearing effects are anticipated. The proposal is therefore considered acceptable in respect of residential amenity.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester policies DM1 , SP1 and EN3 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1 and JP-P2 of Places for Everyone.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

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) Specified plans:

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.
- 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:
 - 'General Arrangement 1',
 - 'General Arrangement 2',
 - 'Plan at Ground level',
 - 'Plan at A-A – Spurred Lift over doorways etc',
 - 'Plan at B-B – At roof eaves level',
 - 'Plan at C-C – Plan at temporary roof eaves',
 - 'Temporary roof details – bay centres',
 - 'Section Through D-D',
 - 'Section Through E-E',
 - '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) Slate and pointing samples:

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) Roof structure investigation and repair methodology:

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) Eaves and fascia repairs:

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) Rainwater goods survey and repair strategy:

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) Flat roof details:

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) Rooflight details:

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) Render investigation and repair methodology:

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) Render samples and finishes:

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) Internal repairs method statement:

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) Decorative plasterwork:

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) Joinery repairs:

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) Floor finishes:

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) Internal decoration:

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.