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: 80

Suffix:

Property Name: LANCASTER HOUSE

Address Line 1: LANCASTER HOUSE

Address Line 2: Princess Street

Address Line 3:

Town/city: Manchester

Postcode: M1 6NF

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

Easting (x): 384265

Northing (y): 397638

Description

Facade repairs to front Princess Street elevation and Side Street elevation.

Applicant Details

Name/Company

Title

Mr

First name

Kieran

Surname

Walsh

Company Name

Stevenson Whyte

Address

Address line 1

Unit 7

Address line 2

Number 5

Address line 3

Blantyre Street

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M15 4JJ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Tony

Surname

Ewings

Company Name

McCrory Construction

Address

Address line 1

Unit 5

Address line 2

Adlington Court

Address line 3

Adlington Business Park

Town/City

Adlington

County

Stockport

Country

United Kingdom

Postcode

SK10 4NL

Contact Details

Primary number

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

Secondary number

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

Fax number

Email address

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

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Conservation repair works to replace like for like terracotta and faience elements, repair timber windows, repair failed and cracked concrete render and redecorate windows and concrete render section. Access scaffold is designed, masonry standard, 2m high, 5+2 boarded lifts, tube and fitting.

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?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used?

⊘ 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:
Clay based terracotta with glazed faience external skin Concrete render. painted with a varied colour finish over different repairs. Mortar pointing

Proposed materials and finishes:
Clay based terracotta with glazed faience external skin - Colour matched and supplied by Darwen Terracotta Concrete render - sample to be analysed when access is erected and a suitable match agreed. colour to be in the white range but to be sampled and agreed upon access. Mortar pointing currentyly specified as 1:2.5 NHL3.5:well graded aggregate. Sample pointing area to be carried out and agreed using Ionic Old White NHL3.5:Leighton Buzzard sand

Type:
Windows

Existing materials and finishes:
Timber sash windows and 3 over 3 hinged openers - timber species to be determined following survey. currently scoped as oak but may be a fir, spruce or pine species. Paint is currently a red, matt finish.

Proposed materials and finishes:
Timber species to be determined following survey and a species match to be sampled before proceeding. Paint system currently specified as Dulux Weathershield, Gloss. However, a matt finish is more in keeping and the colour will be sampled to be 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

Heritage Statements
Scope Photographs
Scaffold design drawings
Specification

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

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

First Name

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

Surname

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

Reference

n/a

Date (must be pre-application submission)

30/07/2026

Details of the pre-application advice received

Scaffolding design was requested along with a supporting methodology and assurance that ties would not be fixed through the face of the terracotta. This is all now included in the final submission.
Any existing photographs to be included. We will also carry out a full photographic survey once access is erected.
A section in the submission describing all samples of the materials to be used has been included.
please remove any reference to works that are in the scope document that are not to be carried out as part of this submission.
Clarity was requested on the mortar mix specification and paint system specification. This has been included in the samples section.

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:
Persimmon House

Number:

Suffix:

Address line 1:
Fulford

Address Line 2:

Town/City:
York

Postcode:
YO19 4FE

Date notice served (DD/MM/YYYY):
24/06/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Kieran

Surname

Walsh

Declaration Date

24/06/2026

- [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

Tony Ewings

Date

03/09/2026