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

Suffix

Property Name

Heaton Park, Farm Centre

Address Line 1

Middleton Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M25 2SW

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

Easting (x)

383175

Northing (y)

404447

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Broadbent

Company Name

Manchester City Council

Address

Address line 1

Level 8 Town Hall Extension

Address line 2

Lloyd Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 5HD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Dino

Surname

Kotlar

Company Name

Kepczyk Sanderson + Associates

Address

Address line 1

75 Wilmslow Rd, Handforth

Address line 2

Address line 3

Town/City

Hanforth

County

Country

Postcode

SK9 3EN

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)

Repair works to roofs, fabric and windows, improvements to drainage system.

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

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

⊘ 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).

The proposed repair works include repairs to the roofs and structures, repairs to the fabric of the building, repairs to window and timbers affected by deterioration, water ingress and dry rot. Replacement of existing timber gutters with cast iron gutters as shown on the documents and drawings attached to this application.

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:
Sandstone to string courses and corbel stones

Proposed materials and finishes:
Sandstone repairs matching existing size, colour and quality Removal of previous cementitious mortar patch repairs and repointing in lime mortar.

Type:
Roof covering

Existing materials and finishes:
Slates and lead roofs

Proposed materials and finishes:
New slates and renewal of leadwork to roofs

Type:
Windows

Existing materials and finishes:
Painted Timber windows

Proposed materials and finishes:
Repairs to deteriorated timbers to match existing

Type:
Rainwater goods

Existing materials and finishes:
Timber gutters into cast iron downpipes

Proposed materials and finishes:
Cast iron gutters

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

2225 01 Site Location Plan
2225 02 Roof Plan as existing
2225 03 Roof Plan as proposed
2225 04 First Floor Plan as proposed
2225 05 Ground Floor Plan as proposed
2225 06 Front Elevations
2225 07 Side Elevations
2225 08 Sections
2225 09 Stables Cafe' Details
2225 10 Heaton Reception workshop and offices Details
2225 11 Central Pavilion Elevations and Section
2225 12 Central Pavilion Details
2225 13 Lantern Details
2225 14 South East Pavilion
2225 15 North East Pavilion
2225 16 Hay Loft and Offices
2225 17 Classroom Details
2225 18 Monopitch Former Animal Stalls Details
2225 19 Flat Roofs
2225 20 Storage and Toilets
2225 Design and Access Statement and Heritage Impact Assesment
2225 doc A Fabric Repairs mark up
2225 doc B Repairs to Windows and Doors
2225 Schedule of Work and Form of Tender
2225 Specification
Permavent Permavent Easy Slate System Spec and low pitch requirements
WS/TA/23062/26 Robinson's Timber Rot Survey
2225 Bat Survey
RHE.4597 Drainage Survey
AMP-44649 Structural Engineer's report

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Heaton Estate and Manchester City Council have been collaborating with the design team to arrange access, identify water ingress locations, and assist with the investigation works.

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?

- [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

Paul Mason - site visit

Date (must be pre-application submission)

03/12/2025

Details of the pre-application advice received

A meeting was held on site on 03 December 2024, attended by representatives of the client team, Paul Mason, Manchester City Council's Conservation Officer, and Duncan Sanderson and Dino Kotlar of Kepczyk Sanderson + Associates Ltd. The basis of the discussions held that day form the basis of this application, much of which centred on the issue of the pitch of some roof areas and their suitability for reroofing in natural slate. The options tabled and discussed at the meeting are outlined in Section 6.01 of the Design and Access Statement and Heritage Impact Assessment, along with reasons for adopting the proposed solution.

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?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

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

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

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

Mr

First Name

Dino

Surname

Kotlar

Declaration Date

18/09/2026

- [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

Dino Kotlar

Date

18/09/2026