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

India House

Address Line 1

73 - 75

Address Line 2

Whitworth Street

Address Line 3

Manchester

Town/city

Postcode

M1 6LG

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

Easting (x)

384208

Northing (y)

397607

Description

India House
Flats nos. 10, 19, 25, 59, 80, 87, 88, 90, 116, 121 and 139

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Sweeting

Company Name

The Guinness Partnership

Address

Address line 1

Bower House

Address line 2

1 Stable Street

Address line 3

Hollinwood

Town/City

Oldham

County

Country

Postcode

OL9 7LH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Ward

Company Name

Warburton Associates

Address

Address line 1

The Old Police Station

Address line 2

62 Chapel Street

Address line 3

Salford

Town/City

Manchester

County

Country

Postcode

M3 7AA

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)

India House
Proposed replacement of existing secondary glazing to 11no. flats

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

Previous Application
Replacement of Secondary Glazing (Phase1) 23no. Flats
Ref 144636/LO/2025 and CDN/26/0205

There is a current application that was never validated submitted 16th July 2026 - ref PLA-2026-001040.We have assumed that this will be withdrawn by the council due to some information clarifications.
This current application is intended to replace the non - validated application issued in July

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?

- [ ] Yes
- [x] 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)?

- [ ] Yes
- [x] 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).

See attached documents-
Heritage Design & Access Statement Rev A
Heritage Statement
Methodology
Existing Photographs
Drawings 7894/
01 Location Plan, 02A Ground & Frist Floor Plans, 03 2nd & 3rd Floor Plans, 04 4th & 5th Floor Plans, 05A Front Elevation, 06A Rear Elevation , 07A Side Elevations, 08A Window Type 1 Existing Details, 09A Window Type 2 Existing Details, 10A Window Type 3 Existing Details, 11A Window Type 4 Existing Details, 12 Window Type 4 additional Existing Details, 13A Window Type 1 Proposed Details, 14A Window Type 2 Proposed Details, 15A Window Type 3 Proposed Details, 16 Window Type 4 Proposed Details, 17 6th Floor Plan, 18 Window Type 5 Existing Details, 19 Window Type 5 Proposed Details.

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:
Other

Other (please specify):
Secondary Glazing

Existing materials and finishes:
Aluminum Framed secondary Glazing

Proposed materials and finishes:
Aluminium Framed Secondary Glazing

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

See attached documents-
Heritage Design & Access Statement Rev A
Heritage Statement
Methodology
Existing Photographs
Drawings 7894/
01 Location Plan, 02A Ground & Frist Floor Plans, 03 2nd & 3rd Floor Plans, 04 4th & 5th Floor Plans, 05A Front Elevation, 06A Rear Elevation , 07A Side Elevations, 08A Window Type 1 Existing Details, 09A Window Type 2 Existing Details, 10A Window Type 3 Existing Details, 11A Window Type 4 Existing Details, 12 Window Type 4 additional Existing Details, 13A Window Type 1 Proposed Details, 14A Window Type 2 Proposed Details, 15A Window Type 3 Proposed Details, 16 Window Type 4 Proposed Details, 17 6th Floor Plan, 18 Window Type 5 Existing Details, 19 Window Type 5 Proposed Details.

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

Resident Meetings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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

Date (must be pre-application submission)

23/04/2026

Details of the pre-application advice received

Initial meetings were held with Sam Elliott and Paul Mason in July 2025. Following the successful LBC application for Phase 1 secondary glazing further discussions were held regarding some additional flats. Sam Elliott confirmed that a seaparte additional LBC would be required (this application) for the additional flats.

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

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
⊘ The Agent

Title

Mr

First Name

Richard

Surname

Ward

Declaration Date

23/09/2026

☑ 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.

☑ I / We agree to the outlined declaration

Signed

richard ward

Date

23/09/2026