MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for works to windows, walls, stairs, roof and structure.

Location:

96 Ladybarn Lane Manchester M14 6YH

Application reference:

PLA-2026-000941

Applicant:

Mr James Henry Student Shack Limited

Date of application:

07 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Condition(s) attached to this decision

1) The works authorised by this consent shall begin no later than the expiration three years from the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The works hereby approved shall be carried out in accordance with the following drawings and documents:

· ‘Proposed Grd floor’, numbered ‘188-96L-PL-GA1 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Prop First floor’, numbered ‘188-96L-PL-GA2’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Proposed Basement Floor’, numbered ‘188-96L-PL-GA3’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Proposed Attic Floor’, numbered ‘188-96L-PL-GA4’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Kitchen and Garage Detail plan’, numbered ‘188-96L-PL-GA5’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Proposed North Elevation’, numbered ‘188-96L-P-EL1 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Proposed East & West Elevations’, numbered ‘188-96L-PL-EL2 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Proposed South Elevation’, numbered ‘188-96L-PL-EL3’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘North Elevation Window Schedule’, numbered ‘188-96L-PL-WS1’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Front Elevation Window Schedule’, numbered ‘188-96L-PL-WS2 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Rear/West Elevation Window Schedule’, numbered ‘‘188-96L-PL-WS3’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘South Elevation Window Schedule’, numbered ‘188-96L-PL-WS4’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Window Details’, numbered ‘188-96L-PL-WS5 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Door Schedule’, numbered ‘188-96L-PL-WS6’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Main building Brick wall details’, numbered ‘188-96L-PL-AD1 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Main building roof and stud wall details’, numbered ‘188-96L-PL-AD2’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Garage roof and internal wall lining’, numbered ‘188-96L-PL-AD3’, received by the City Council as Local Planning Authority on 7 July 2026.

· ‘Proposed Landscape’, numbered ‘188-96L-PL-GL1 REV A’, received by the City Council as Local Planning Authority on 3 September 2026.

· ‘Heritage Statement’, received by the City Council as Local Planning Authority on 7 July 2026.

Reason - To ensure that the works are carried out in accordance with the approved plans,

pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The works to which this consent relates shall not commence until a detailed schedule of repairs and associated method statements have been submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

4) Prior to the installation of any replacement timber windows, a sample window shall be made available on site for inspection by the City Council as Local Planning Authority and approved in writing.

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

5) Prior to the installation of any aluminium windows, a manufacturer's specification of the proposed aluminium windows shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

6) Prior to the removal of any existing external render, details of proposed test panels and a method statement for the removal of the cement render shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The test panels shall be made available on site for inspection, and no wider render removal shall take place until written approval has been issued by the City Council as Local Planning Authority.

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

7) Prior to the commencement of any repointing or brickwork repairs, a sample panel showing the proposed brickwork repairs, pointing and mortar mix shall be prepared on site and made available for inspection by the City Council as Local Planning Authority and approved in writing.

The approved brickwork, pointing, and mortar sample shall form the basis of all repointing and brickwork repairs.

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

8) Prior to the commencement of the works to which the details relate, the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Finishing details of new and existing internal walls, partitions, and ceilings,

b) Lime plaster composition and finish (including an in-situ sample to be made available on site for inspection),

c) Details of any new architectural features,

The works shall then 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 the requirements of the National Planning Policy Framework (2026).

9) a) Within one month of the removal of the render from the gable wall, confirmation of the scope and detail of any repairs, structural works, stabilisation measures and replacement brickwork shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The works shall then be carried out in full accordance with the approved details within 6 months of the approval of part a) of this condition.

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 the requirements of the National Planning Policy Framework (2026).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 25 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-listed-building-consent-decision. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.