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

The Old Parsonage

Address Line 1

Stenner Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2RQ

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

Easting (x)

384688

Northing (y)

390447

Description

Applicant Details

Name/Company

Title

Mr

First name

Aidan

Surname

Watson

Company Name

Manchester City Council

Address

Address line 1

Manchester City Council

Address line 2

Capital Programmes and Procurement

Address line 3

Growth & Development

Town/City

Manchester

County

Country

United Kingdom

Postcode

M60 2LA

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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)

The removal and renewal of two Greenhouses within Parsonage Gardens and the curtilage of the Old Parsonage. The works also include repairs to the boundary wall which separate the Old Parsonage and Philip Godley Lodge.

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

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:
Dwarf brick supporting walls laid in stretcher bond and bonded / pointed in sand cement mortar.

Proposed materials and finishes:
Dwarf brick supporting walls using reclaimed bricks, bonded and pointed in NHL lime mortar to match the adjacent boundary wall.

Type:
Roof covering

Existing materials and finishes:
Annealed glass set within aluminium frame.

Proposed materials and finishes:
Toughened glass set within pastel sage RAL 7032 powder coated aluminium frame.

Type:
Windows

Existing materials and finishes:
Annealed glass set within aluminium frame.

Proposed materials and finishes:
Toughened glass set within pastel sage RAL 7032 powder coated aluminium frame.

Type:
External doors

Existing materials and finishes:
Single leaf side hung pedestrian door constructed from annealed glass set within aluminium frame.

Proposed materials and finishes:
Double leaf sliding doors constructed from toughened glass set within pastel sage RAL 7032 powder coated aluminium frame.

Type:
Floors

Existing materials and finishes:
Concrete slab structural floor.

Proposed materials and finishes:
Concrete slab structural floor.

Type:
Internal doors

Existing materials and finishes:
Single leaf side hung pedestrian door constructed from annealed glass set within aluminium frame.

Proposed materials and finishes:
Double leaf sliding doors constructed from toughened glass set within pastel sage RAL 7032 powder coated aluminium frame. - Parsonage Gardens Greenhouse.

Type:
Rainwater goods

Existing materials and finishes:
Black UPVC gutters and downpipes.

Proposed materials and finishes:
Aluminium gutters with pastel sage RAL 7032 powder coated finish. Downpipes to be UPVC with RAL 7032 powder coated finish.

Type:
Boundary treatments (e.g. fences, walls)

Existing materials and finishes:
Boundary Walls - Clay brick walls with sandstone copings bonded and pointed in lime mortar. Upper brick courses have been built off the heritage boundary wall using modern clay brick bonded and pointed in sand cement mortar.

Proposed materials and finishes:
Boundary Walls - Removal of modern brick courses built off heritage wall and reinstatement of sandstone copings were missing to match the design and dimensions of the existing. Spalled bricks around the gate opening are to be removed and replaced with reclaimed bricks to match heritage brickwork of the boundary wall. The corroded flat plate steel lintel above the gate opening is to be removed and replaced with a stainless-steel lintel to match the design and dimensions of the existing lintel. Disturbed bricks will be re-laid or replaced with reclaimed bricks to match the heritage brickwork. Unbonded coping stones and bricks are to be removed and re-laid. All reinstated or re-laid bricks and copings to be laid on NHL lime mortar joints pointed flush to match existing.

Type:
Vehicle access and hard standing

Existing materials and finishes:
Self-binding aggregate.

Proposed materials and finishes:
External ground will be resurfaced with self-binding aggregate to match the existing footpath surfacing.

Type:
Other

Other (please specify):
Gates adjacent to Alpine House

Existing materials and finishes:
None

Proposed materials and finishes:
Steel gate with pastel sage RAL 7032 coloured factory paint finish.

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

OPG-MCC-XX-XX-DR-A-0001 - SITE PLAN - EXISTING
OPG-MCC-XX-XX-DR-A-0002 - SITE PLAN - PROPOSED
OPG-MCC-XX-XX-DR-A-0003 - SITE PLAN - WORKS TO BOUNDARY WALL AND REMOVAL OF GREENHOUSES
OPG-MCC-XX-XX-EE-A-0001 - EXISTING ELEVATIONS - OLD PARSONAGE GREENHOUSE
OPG-MCC-XX-XX-EE-A-0002 - PROPOSED ELEVATIONS - OLD PARSONAGE GREENHOUSE
OPG-MCC-XX-XX-EE-A-0003 - EXISTING ELEVATIONS - ALPINE HOUSE
OPG-MCC-XX-XX-EE-A-0004 - PROPOSED ELEVATIONS - ALPINE HOUSE
STRUCTURAL REPORT ON BOUNDARY WALL
HERITAGE STATEMENT - OLD PARSONAGE GREENHOUSES - 25.09.26

Neighbour and Community Consultation

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

- [x] Yes
- [ ] No

If Yes, please provide details

I've met and consulted with Friends of the Parsonage prior to the design and throughout the design process. I've shared draft designs which the Friends group and altered the designs to reflect their design input.

The Friends group are supportive of a small greenhouse adjacent to the larger Old Parsonage greenhouse can be removed to allow for the relocation of the replacement greenhouse away from the boundary wall.

The Friends group are also supportive of trimming back the lawn to allow for the footpath width adjacent to the Alpine House to be at least 2 meters in width.

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

Date (must be pre-application submission)

10/09/2026

Details of the pre-application advice received

I have been advised that the application should include for any details of the proposed materials and the methodology for the rebuild. I have been advised that the footpath width adjacent to the Alpine house should allow for a clear unobstructed width of a minimum of 1.8 metres. This allows 2 wheelchairs to pass each other without the need for passing places. It was agreed that a 2 meter footpath width would be provided adjacent to the Alpine House.

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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Aidan

Surname

Watson

Declaration Date

02/10/2026

☑ 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

Aidan Watson

Date

02/10/2026