MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

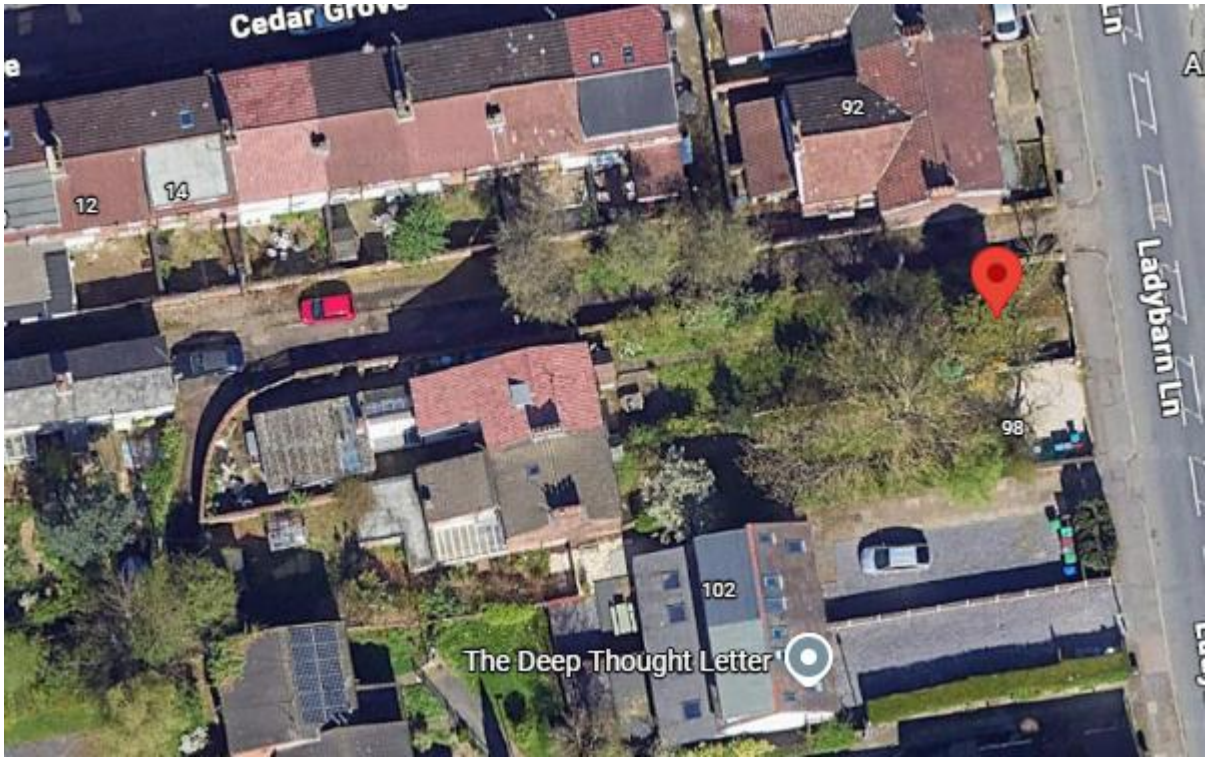
Summary of application details

Application reference:	PLA-2026-000941
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for works to windows, walls, stairs, roof and structure.
Site address:	96 Ladybarn Lane Manchester M14 6YH
Ward(s):	Withington
Date application valid:	07 July 2026
Applicant name:	Mr James Henry
Agent (if any):	Mr Jim Seymour
Case officer:	Holly Wright
Recommendation:	Approve
Date of recommendation:	25 September 2026

Description of site, building and/or area

The application relates to one of a pair of small Grade II listed cottages, which are understood to date from the late eighteenth century. Originally constructed in red brick, No.96 has been substantially altered and is now rendered. The property has a double-depth plan form with later rear extensions. The existing windows and doors are twentieth-century replacements, and, at the time of the site inspection, internal plaster had been removed back to the original brickwork.

The significance of the heritage asset derives primarily from its evidential and historic value as a former rural dwelling within the historic hamlet of Ladybarn, which has since been absorbed by later suburban development. Its architectural interest has been diminished by successive alterations and additions and is therefore considered to be relatively limited. The building also contributes to the significance of a wider group of designated heritage assets, including the Grade II listed Rose Cottages (Nos. 1-9 Ladybarn Lane) to the rear, which represent an unusual and important example of early industrial housing. The property was listed in 1972, and the list description refers to its rendered front elevations, twentieth-century windows and pantile roof.


Cedar Grove
12
14
92
98
102
Ladybarn Ln
The Deep Thought Letter









Description of development

The applicant is seeking Listed Building Consent for works to windows, walls, stairs, roof and structure.

Relevant planning history

Planning Application - 093370/FH/2010/S1 - Elevational alterations including replacement windows together with replacement dormer and removal of rear porch – Approved (2010).

Planning Application - 093371/LO/2010/S1 - LISTED BUILDING CONSENT to dwelling house for replacement windows, elevational alterations, removal of rear porch, replacement dormer, replacement guttering, rewiring, structural improvements and rebuilding of rear perimeter wall 0 Approved (2010).

Planning Application - 144779/LO/2025 - Listed Building Consent for works to windows, walls, stairs, roof and structure – Withdrawn (2026).

Consultation, notification and publicity responses

Eleven representations were received from seven local residents; the comments are summarised as follows:

- Harm to the heritage asset has already occurred through unauthorised works. This is a material consideration. As such, the application should be assessed on the full extent of harm to the significance of the heritage asset that has already occurred, besides the more limited remaining works now put forward.
- The proposed structural repair method is not adequately justified against less harmful alternatives.
- The application is incomplete – information requested by the Council's heritage officer has not been provided (i.e., method statements, justification for works, clarification of historically correct door pattern, confirmation of whether original joinery survives).
- Risk of avoidable damage to surviving historic brickwork through removal of cement render.
- The heritage impact assessment may not reflect the true intended use of the building (i.e., as multiple occupancy student accommodation or Airbnb).
- The Heritage Statement is inaccurate – the property is visible from the road and surrounding area. The HS lacks basic detail – there is no reference to any surrounding listed buildings. Parking has not been considered. The address of the property is referred to incorrectly.
- This is the second unconvincing application – little effort has been made to improve the first. There is little evidence to evidence how the applicant intends to rectify the damage caused by previous unauthorised works.
- Before the property was purchased, it was occupied by a single resident for at least 15 years. The outbuilding was used as a garage to store vehicles and as a workshop – it is not suitable for habitation. Its retention detracts from the historic importance of the listed building and the listed cottages nearby.
- Houses of Multiple Occupancy and Air B&Bs exceed reasonable limits in this area and there appears to be no mechanism for identifying and managing them.
- Living adjacent to so many HMOs brings many issues to the area – blatant drug dealing, human excrement, rubbish, noise and fear. Persistent lack of regulation enforcement has hollowed out this area and reduces opportunities to build a sense of community.
- This appears to be yet another student HMO. Traffic on this road is already causing problems. Parking is an issue. With cars parking on pavements it is becoming dangerous to walk across. There are too many student houses in this area which is supposed to be a family residential area. There is also several elderly persons homes some residents are finding it difficult to use mobility scooters.
- I recognise that 96 Ladybarn Lane is in poor structural condition and that appropriate repair and stabilisation works are necessary. My objection is therefore not to the principle of repairing and bringing this Grade II listed building back into beneficial use.
- My concern is whether the application presently demonstrates that the proposed interventions are the minimum necessary and least harmful means of achieving that objective, particularly given the history of unauthorised works at the property and the unresolved questions contained within the applicant's own supporting documents.
- Given that harm to historic fabric has already occurred, I ask the Council to identify clearly which works are retrospective, which surviving historic elements remain, and exactly what is proposed to be reinstated. Listed Building Consent should not simply regularise earlier unauthorised intervention without a clear assessment of the

significance of what has already been lost and the appropriateness of the proposed remedial solution.
- The Council is required to give special regard to the desirability of preserving the listed building and those features which contribute to its special architectural or historic interest. The NPPF similarly requires sufficient information to understand the significance of affected heritage assets and the impact of proposed works upon them.

A representation was received from a resident outside the Manchester City Council boundary; the comments are summarised as follows:

- Unauthorised works have already caused harm to the listed building.
- The submitted Heritage Statement and Structural Engineer's Report record the removal of the original basement staircase, alterations to historic masonry openings, and removal of historic wall and ceiling finishes.
- The Council should therefore assess the full extent of harm already caused to this Grade II listed building and establish precisely what historic fabric has been lost. Retrospective regularisation should not be treated as automatic.
- The proposed structural repairs are not adequately justified
- The Heritage Statement itself acknowledges that the proposed steel restraints, tie rods and plywood bracing could have a detrimental effect on the building's character. It identifies reconstruction of the gable using matching brickwork and lime mortar as a potentially less harmful alternative.
- The application does not adequately explain why the more intrusive approach is preferred, nor does it provide the structural method statement requested by the Council's Urban Design and Heritage Team to demonstrate that the proposed works are the least harmful option.
- Further information should be provided before consent is granted (i.e., a structural method statement, detailed method statements for key works, justification for the proposed insulating plaster, clarification of the historically correct door pattern and surviving original joinery).
- Risk of damage to historic brickwork - the Heritage Statement acknowledges that removing the existing cement render could damage the soft historic brick beneath it and recommends preliminary sample panels. Given the risk of irreversible damage, appropriate safeguards and a detailed method statement should be agreed before consent is granted.
- The intended use of the building requires clarification - the heritage assessment appears to assume that the building will return to use as a single residential dwelling. However, if it is ultimately intended for more intensive occupation, such as student or short-term accommodation, additional subdivision, bathrooms, kitchens and fire-safety measures could result in significantly greater intervention into the historic plan-form and fabric.

Two representations were received from Withington Civic Society; the comments are summarised as follows:

- Considerable concern that outbuildings which are of detriment to the listed building are being retained and refurbished as a large open plan living area. They are of poor-quality construction with an asbestos roof; they are no better than a garage or outbuilding. Their retention has an impact on the significance of the listed building.

- The Design and Access Statement is inadequate. It fails to provide any information about the access to the building including where any car parking for residents may be and does not meet the guidelines set out by the Design Council.
- The Heritage Statement is rudimentary. Although it assesses significance, historical archive research should be included. Old maps should trace the area's early development and establish when the house was constructed. No attempt has been made to locate archive photographs of the building, despite Ladybarn Lane being well documented in the local image archive. The statement should also identify listed buildings within 500m of the site, of which there are several, and assess the impact of the proposals on them.
- Timber cladding to the later addition extensions/ former garage. While the charred cedar cladding is a welcome change from the insulated render that was previously proposed its unlikely to be a very durable material suitable for a listed building.
- The removal of the cement render is welcomed. However, when the render is removed the brickwork could be considerably damaged and this concern is reflected in the heritage statement. it's noted that any replacement bricks are reclaimed, however, the reclaimed market is variable in quality and subject to availability, and it may not be possible to match the existing handmade brick at the time of the repair of the external brickwork. To guarantee material quality and match the existing bricks, it would make sense to have the bricks handmade to match existing.
- The NHL 3.5 mortar proposed, is not appropriate to the age of the building and the porosity of bricks under the render. The existing deep bed lime mortar under the render should be sampled and tested to determine a compatible mortar mix. If the brickwork is badly damaged on removal of the cement render a hot lime render with a traditional lime-wash finish could be applied, as this would enabling the building to fully breathe. NHL renders can set almost as hard as cement renders over time so should be avoided on a listed building of this period.
- Concerns relating to the property being utilised as a HMO.
- Any development approved should be on the basis that the house is to be used as a Class C3a single residential dwellinghouse only and not a house in multiple occupation in order to protect the amenity and living conditions of the adjacent and surrounding residential properties from increased activity.

Local ward member Councillor Beth Hartness made the following comments in response to the application: "I would like to support some of my residents in objection the planning application on Ladybarn Ln (PLA-2026-000941). They believe they already started the extension before permission was granted despite it being a listed building. They also do not want to live near to anymore HMOs as they bring litter and disruption."

Local ward members Councillor Chris Wills and Councillor Becky Chambers made the following comments in response to the application: "On the face of it, what is proposed is works that would restore the building to a better overall condition. However, we are also mindful of the applicant in this case, and we would strongly object to any attempts to turn what was previously owner-occupied into a HMO. 96 Ladybarn Lane is in an area of high HMO saturation, so any more would go against Core Policy H11. Therefore, while we do not object to remedial works taking place as long as these are appropriate and in keeping with the building's original features, we would require absolute assurances that the property is not to become a HMO student property."

Relevant policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:
- Policy DC19 – Listed Buildings

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy DM1 – Development Management
- Policy EN3 – Heritage

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.
- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF, 2026)
- Chapter 14 – Achieving Well-Designed Places
- Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
- Policy HE4: Securing the conservation and enhancement of heritage assets
- Policy HE5: Assessing effects on heritage assets
- Policy HE6: Proposals affecting designated heritage assets

Assessment

Principle – the principle of the proposal, which includes the repair, refurbishment and long-term conservation of the Grade II listed dwellinghouse, is considered acceptable. The works seek to secure the structural stability of the building, reinstate elements of the historic plan form and fabric that have been lost, repair deteriorated elements, and facilitate the continued use of the property as a single dwelling. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance and impact upon visual and residential amenity, and the Grade II listed building itself, amongst other matters.

Scope of works – the submitted Heritage Statement indicates that the proposal includes the following works to the listed building:

- Structural stabilisation of the bulging side gable wall through the installation of restraint measures, including tie beams within the first-floor void (rather than wholesale rebuilding of the gable wall).
- Reinforcement of the basement through the construction of additional masonry supports and reinstatement of internal walls that have been removed.
- Reinstatement of historic internal walls and partitions using reclaimed brickwork to restore the original plan form of the building.
- Reconstruction of the wall between the two front reception rooms.
- Rebuilding of the wall between the rear living room and hallway in reclaimed brickwork.
- Creation and repositioning of internal door openings beneath existing historic lintels, including reinstatement of historic circulation patterns.
- Reopening and reinstatement of the internal access between the cellar and ground floor.
- Formation of a bathroom and associated lightweight internal partitioning on the ground floor.
- Formation of a shower room at first-floor level.
- Refurbishment and adaptation of the later rear outbuilding/extension, including structural steelwork and alterations to internal openings.
- Retention and refurbishment of the existing historic attic staircase.
- Reinstatement of the wall between the rear bedroom and staircase at first-floor level.
- Installation of plywood diaphragm strengthening to floors, ceilings and roof structures to provide additional lateral restraint to the gable wall.
- Repair and strengthening of existing roof structures, including support to purlins and replacement/splicing of defective timbers where necessary.
- Application of lime-based plaster finishes internally to reinstate breathable traditional construction methods.
- Replacement of existing deteriorated windows with painted timber double-glazed units.
- Reopening of a blocked historic window opening.
- Installation of replacement external doors, including a new cellar access door and replacement front/rear doors.
- Repairs to the external render, including removal of loose or failed sections and re-rendering using appropriate materials.
- Repair and repointing of external brickwork and masonry using lime-based mortar where appropriate.
- Repair of the chimney stack, including repointing and localised masonry repairs.
- Repair of the front porch, including replacement/splicing of decayed timber elements.
- Reinstatement and extension of cast-iron rainwater goods where required.
- Reinstatement of the cellar lightwell and associated works.
- Removal of inappropriate modern alterations, including Catnic lintels and unsuitable modern doors, and their replacement with more historically appropriate details.

- Associated repairs to historic fabric throughout the building, including lintels, joists, beams, fireplaces and masonry, using traditional materials and techniques where appropriate.

Siting, scale, and massing – no extensions are proposed as part of the works. For these reasons, the overall siting, scale and massing of the building would be largely unaffected by the works.

Appearance and visual amenity – the proposed works are considered to have a positive impact upon the appearance of the listed building and the visual amenity of the surrounding area. The building is currently in a poor state of repair and has been subject to a number of unsympathetic alterations, resulting in a worsened appearance that fails to reflect the significance of the Grade II listed building. The submitted scheme seeks to address these issues through a comprehensive programme of repair and refurbishment, including the replacement of deteriorated windows and doors, repairs to the front porch and chimney stack, removal of inappropriate uPVC bargeboards, reinstatement of traditional materials, and refurbishment of the building's external fabric. These measures would significantly improve the overall appearance of the property and reinforce its contribution to the historic character and significance of Ladybarn Lane and nearby listed assets, including the Grade II listed Rose Cottages.

Particular benefits would arise from the removal of inappropriate modern interventions and the reinstatement of more sympathetic materials and detailing. The proposed replacement of poor-quality 20th century joinery with timber alternatives, together with the use of lime-based finishes and traditional repair techniques, would better reflect the building's historic character and improve the quality of its external appearance. The replacement windows, new front door, repairs to the porch, strengthening and repointing of the chimney stack, and removal of inappropriate materials are all considered to contribute positively to the visual quality of the building. Whilst further details of the windows and external finishes are required through condition, the principle of these improvements is considered acceptable.

The proposed alterations to the later rear extensions are also acceptable in visual terms. Given the limited heritage significance of these additions, the use of contrasting materials, including charred timber cladding and contemporary-style aluminium windows, would clearly distinguish the later structures from the historic building. This approach would allow the evolution of the property to remain legible whilst improving the appearance of the existing ad-hoc extensions and avoiding a pastiche result.

Overall, the proposal would result in a noticeable enhancement to the appearance of the property through the repair of deteriorated fabric, removal of unsympathetic features and introduction of more appropriate materials and detailing. Subject to conditions securing further details of repairs, method statements and samples/specifications of materials, the proposal is considered to preserve and enhance the character and appearance of the listed building and would not result in an adverse impact upon the visual amenity of the surrounding area.

Impact upon Grade II listed building – it is acknowledged that concerns have been raised regarding the proposal’s impact upon the Grade II listed building.

However, the proposed refurbishment and re-use of the Grade II listed building is supported in principle, recognising both the poor condition of the property and the significant opportunity the scheme presents to secure its long-term future whilst addressing a number of unsympathetic historic alterations. The building has experienced a substantial loss of historic fabric and integrity through previous inappropriate interventions, deterioration of original materials, and prolonged structural issues. The submitted proposal seeks not only to arrest further decline but

also to reinstate elements of the building's historic character and improve its overall condition in a manner that is sensitive to its significance as a designated heritage asset.

Particular weight is afforded to the proposed structural repair strategy. The building exhibits notable defects, including movement and bulging of the side gable wall, cracking to masonry, deterioration of internal timbers and floors, and the exposure of historic brickwork following the removal of internal plaster. The revised approach to stabilising the side gable, through the installation of lateral restraint measures and structural strengthening rather than wholesale demolition and reconstruction, represents a conservation-led solution that retains the maximum amount of historic fabric possible. This approach is considered to be the least intrusive option available to ensure the building's continued stability and occupation and therefore minimises harm to the heritage asset whilst securing its long-term preservation.

Internally, the scheme proposes several elements that would positively contribute towards the conservation of the building's significance. The reinstatement of internal partitions reflecting the historic plan form would assist in restoring legibility of the original layout whilst also providing additional structural support. The proposed use of salvaged brickwork and traditional lime plaster finishes demonstrates an appropriate understanding of the building's historic construction and will assist in maintaining the breathability and character of the structure. Further to this, the retention and refurbishment of the original winder staircase to the attic, alongside repairs to floors, walls and roof structures, would conserve surviving historic features and ensure their continued use within the building. Taken together, these works would reinforce the building's evidential and historic value and represent a clear improvement over its current condition.

The external alterations are also considered to provide heritage benefits. The removal of harmful modern materials, including cement render, uPVC bargeboards and poor-quality 20th century joinery, presents an opportunity to reinstate more sympathetic materials and detailing. The proposed replacement timber windows and front door are supported as improvements that would better reflect the character of the listed building and enhance its appearance. Similarly, repairs to the chimney stack, front porch and brickwork, together with the reintroduction of traditional lime pointing and finishes, would contribute positively to the building's architectural interest and improve its overall visual quality. The proposals for the rear extension, including the use of contrasting charred timber cladding, are also considered acceptable as they allow the modern additions to be read distinctly from the historic building whilst improving the appearance of the existing ad-hoc structures.

Whilst some harm to historic fabric would inevitably arise through the implementation of structural strengthening measures and associated repair works, this harm is considered to be limited in extent and justified by the necessity of securing the building's future. Importantly, the proposed interventions have been designed to minimise loss of significance wherever possible and avoid more substantial alternatives that would result in greater destruction of historic fabric. The degree of harm identified is therefore at the lower end of the spectrum and is significantly outweighed by the public and heritage benefits arising from the comprehensive repair, restoration and continued viable use of the listed building.

Overall, the proposal would secure the conservation and sustainable reuse of a designated heritage asset that has suffered from deterioration and inappropriate alteration. The scheme would preserve those elements of significance that remain, enhance the building's appearance through the removal of unsympathetic features, and ensure its continued contribution to the historic character of Ladybarn Lane. Subject to conditions securing further details of repairs, method statements and samples/specifications of materials, the proposal is considered to conserve the significance of the Grade II listed building. As such, it is considered to accord with the saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy EN3

of the Manchester Core Strategy, policy JP-P2 of Places for Everyone and the requirements of the National Planning Policy Framework (2026).

Residential amenity – as no extensions are proposed, the proposal would not alter the existing relationship between the buildings and neighbouring properties. For these reasons, no additional impacts in terms of overshadowing, loss of light, loss of outlook, privacy, or overbearing effects are anticipated. Additionally, as there is no proposed change of use, the development would not be expected to result in any increase in activity, comings and goings, or noise and disturbance beyond that typically associated with the occupation of a single dwellinghouse. The proposal is therefore considered acceptable in respect of residential amenity.

Use – concerns have been raised by local residents and local ward members regarding the potential for the property to be used as an Airbnb or House in Multiple Occupation (HMO) at some point in the future. These concerns are acknowledged; however, they do not relate to the proposal currently before the Council. The application seeks Listed Building Consent for repair, refurbishment and structural works to facilitate the continued use of the property as a single dwelling.

In determining this application, consideration must be given to the works proposed rather than any hypothetical future use of the property. Should a material change of use be proposed in the future, it would need to be considered through the appropriate planning process and assessed against the relevant planning policies at that time.

Whilst the concerns raised are noted, they are not material to the assessment of the proposed listed building works and do not weigh against the granting of Listed Building Consent. The application should therefore be considered on the basis of its impact upon the special architectural and historic interest of the Grade II listed building.

Unauthorised works – it is noted that a number of unauthorised works have previously been undertaken to the listed building, including the removal of historic fabric and internal alterations. These unauthorised works are being dealt with separately through the enforcement process and do not form part of the assessment of this application, other than to provide context for the current proposal. The submitted scheme seeks, in part, to address and rectify the impact of those previous interventions through the reinstatement of walls, repairs to historic fabric and the use of more appropriate and traditional materials. The existence of an ongoing enforcement matter does not preclude the determination of the current Listed Building Consent application, which must be assessed on its own merits having regard to the acceptability of the proposed repair, refurbishment and structural works and their impact upon the significance of the Grade II listed building.

Parking and impact upon highway – concerns have been raised regarding parking at the property. However, the application relates only to repair, refurbishment and structural works to the existing Grade II listed dwelling and does not include a change of use or any significant alterations to the current parking arrangements.

Whilst it is noted that there is an existing garage structure to the rear of the site, its size and layout mean that it is unlikely to accommodate a modern vehicle and makes only a limited contribution to parking provision. As the proposal would not increase the number of occupants or intensify the use of the property, it is not expected to create any additional parking demand.

The proposed works are therefore not considered likely to have a significant impact upon parking, highway safety or the operation of the surrounding highway network.

Quality and accuracy of submission - concerns have been raised regarding the quality and accuracy of the information submitted in support of the application. Whilst it is acknowledged that further detail is required in respect of certain method statements and the specification of materials, sufficient information has been provided to enable the Council to understand the nature and extent of the proposed works and to assess their impact upon the significance and special interest of the Grade II listed building.

The outstanding matters relate principally to implementation and material details, which can be appropriately secured by condition. As such, the Council is satisfied that it has adequate information before it to determine the application. For these reasons, these concerns do not give rise to any substantive objection to the proposal and do not constitute a basis for refusing Listed Building Consent.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policy DC19 of the Unitary Development Plan for the City of Manchester policies DM1 , SP1 and EN3 of the Manchester Core Strategy, JP-P1 and JP-P2 of Places for Everyone, and the requirements of the National Planning Policy Framework (2026).

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to Refuse

1) 3-year time limit:

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) Specified plans:

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) Schedule of repairs and method statements:

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) Timber window sample:

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) Aluminium window details:

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) Render removal test panels:

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) Brickwork, pointing, and mortar samples:

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) Internal finishes and fittings:

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) Structural work details:

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).