Following your recent planning application submission, I am unable to progress your proposal as the application is invalid or incomplete for the following reason(s):

1. Please provide a details methodology for any works proposed, please see guidance as follows: Statements of Heritage Significance: Analysing Significance in Heritage Assets

2. Update the heritage statement to refer to local and national planning policies, this must assess the impact of the proposals upon the listing.

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1. Please provide a details methodology for any works proposed, please see guidance as follows: Statements of Heritage Significance: Analysing Significance in Heritage Assets

Methodology of works for 136 St Werburgh's Road, Manchester M21 9GW

List of works

Internal

Removal of single wall between kitchen and living room to produce open plan living space. Engineering documents to be provided outlining how this will be carried out in accordance with building regulations and control. To also include the bricking up of door into present kitchen area. (see architects drawings)
Installation of cloakroom in downstairs cutting room of proposed teaching area. Waste pipes to ensure that the integrity of the building is unaffected. (see architects drawings)
Installation of ensuite bathroom in bedroom. Waste pipes to ensure that the integrity of the building is unaffected.(see architects drawings)

External

Reinstatement of front door of building. Currently this is bricked up as a structural change that took place in the 1990s. Wooden door to be appropriate in terms of the aesthetic of the Georgian setting of the property to include fanlight above. (see architects drawings)
Reinstatement of low level wall with railings on the road side perimeter the land the property sits on (see architects drawings)
All wooden windows to be refurbished and painted. Complete 'like for like' decoration, resulting in no change.

- *All works to maintain the integrity of the listing and the historical significance of this as a Georgian building with local significance. Our intention is to enhance the aesthetic nature of the building in our plan to return the commercial gym use to a residential family home. Our internal works have little or no impact on the listed nature of the building due to the internal restructuring of the property in the 1990s.*

- *The internal nature of the building was redefined through a series of changes that took place in the 1990s. Largely there are now few internal features that relate back to the time of the building of the property in 1771.*

- *These works would enhance the aesthetic nature of the building and would be sympathetic in terms of the historical and architectural significance of the building. All internal works are limited and would not result in any removal or damage to any element that was architecturally significant as an aspect of the listing.*

- *The internal layout of the building is largely unaffected by these works. No extension of the building is taking place and no listed elements will be concealed as part of the works. All works will acknowledge the need to meet building regulations and will respond to an appropriate engineering survey and documentation, where appropriate.*

- *The outlined works are part of an overall plan to return the building to a residential function with a small element that would provide a teaching facility as outlined in the change of use application. The changes taking place would return the building to c family living space after its use as a boutique gym for many years.*

- *The works would largely retain the internal fabric of the building which was significantly developed in the 1990s, bar those identified above and within the architect's drawings.*

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2. Update the heritage statement to refer to local and national planning policies, this must assess the impact of the proposals upon the listing.

Addressing Manchester Planning Policy Regarding Listed Buildings

19. LISTED BUILDINGS

DC19.1 In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

This is not applicable to this application. No part of the works at the property will involve demolition of any part of the building or aspects of its curtilage.

b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

The application for the change of use of the building will not have any detrimental effect on the building. We intend to reinstate the front door with a period appropriate entrance and door which is is currently 'bricked up' This will enhance the appearance of the building.

c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;

No addition to the building is planned for, bar the reinstatement of the front entrance which is currently 'bricked up'. The new entrance will return the building to its original form and be historically sympathetic in terms of its appearance and character.

d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

No new development is planned for in the vicinity of the property as it currently stands. The current use of the land surrounding the building will remain in place.

e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

No demolition will take place in respect of any aspect of the building apart from the planned removal of a single wall as part of the plans submitted. This development will only take place in light of professional engineering drawings and plans provided as part of these works.

f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

No alterations are planned that will prevent the continued high level maintenance of the building in respect of it being a listed building of particular historic value.