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 various works to roof, rainwater goods, lead valleys and gutters

Location:

Chethams School of Music Long Millgate Manchester M3 1SB

Application reference:

PLA-2026-001505

Applicant:

Mr Andrew Connell Chethams School Of Music

Date of application:

04 September 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 development must be begun not later than the expiration of three years beginning with the date of this permission. Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

(a) Location Plan stamped as received on 01-09-2026

(b) Dwgs CHETM.04 3P 2000 Rev 2 Roof Plan As Proposed received 14 October 2026, CHETM.04 2200 Rev 0 Elevations as Proposed Sheet 1 received 1st September 2026,CHETM.04 2201 3P Rev 0 Elevations as Existing Sheet 2 received 1st September 2026, CHETM.04 2202 3P Rev 0 Courtyard Elevations as Existing received 1st September 2026; CHETM.04 2400 3P Rev 1 Reflected Ceiling Plan as Proposed received 14th October 2026; CHETM.04 3200 3P Rev 0 Roof 5 Window Detail as Existing and Proposed received 1st September 2026; CHETM.04 3300 3P Rev 2 Roof Build Ups as Existing and Proposed – Type 1 received 14th October 2026; CHETM.04 3301 3P Rev 2 Roof Build Ups as Existing and Proposed – Types 2

and 3 received 14th October 2026; CHETM.04 3302 3P Rev 2 Roof Build Ups as Existing and Proposed – Types 4 and 5 received 14th October 2026; CHETM.04 3303 3P Rev 2 Roof Building Ups as Existing ad Proposed – Types 5 and 6 received 14th October 2026; CHETM.04 3310 3P Rev 2 Typical Ridge Detail (Stone Slates) As Existing and Proposed received 14th October 2026; CHETM.04 3312 3P Rev 2 Bellcote As Proposed received 14th October 2026; CHETM.04 3314 3P Rev 2 Typical Parapet Details As Existing and Proposed received 14th October 2026; CHETM.04 3315 3P Rev 1 Typical Pitched Valley (Stone Slates) As Existing and Proposed received 1st September 2026; CHETM.04 3316 3P Rev 1 Typical Valley Gutter As Existing and Proposed received 1st September 2026; CHETM.04 3318 3P Rev 1 Typical Chimney Details As Proposed received 1st September 2026; CHETM.04 3319 3P Rev 1 Typical Ridge Detail (Blue Slates) As Existing and Proposed received 1st September 2026; CHETM.04 3320 3P 3320 3P Rev 2 Typical Eaves Detail (Blue Slates) As Existing and Proposed received 14 October 2026; CHETM004 3321 3P Rev 1 Typical Pitched Valley (Blue Slates) As Existing and Proposed 4th September 2026; CHETM.04 3322 3P Revision 0 Typical Ridge Detail As Existing and Proposed received 1st September 2026; CHETM 04 3323 3P Rev 1 Dormer Elevations Proposed received 1st September 2026; CHETM.04 3326 3P Rev 1 Dormer R05 As Proposed received 1st September 2026; CHETM.04 3328 3P Rev 1 R13 Dormer As Proposed received 1st September 2026; CHETM.04 3330 3P Rev 1 R16 Dormer As Proposed received 1st September 2026; CHETM.04 3331 3P Rev 0 Dormer Details As Proposed received 1st September 2026; CHETM.04 3341 3P Rev 1 Lead Roof 17 As Proposed received 1st September 2026;

(c) Heritage, Design and Access Statement received 14th October 2026;

(d) Chetham’s School of Music, Manchester Heritage Significance: Advice on the Snowboard 2020 stamped as received 14.10.26

(e) Responses to points 1, 5, 8 and 9 of DIA's response to the Design Comments 24-09-2026 stamped as received 14.10.26

(f) Chetham’s School of Music, Manchester Bat Survey August 2026 Chetham’s School by Dunelm Ecology; and

(g) Chetham’s School of Music, Manchester Heritage Significance: Advice on the Snowboards 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy CC9, EN3 and DM1 saved Unitary Development Plan polices DC18.1 and DC19.1

3) Before any scaffold is erected a methodology and specification for the scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details submitted with the application, prior to the commencement of the works hereby approved the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A final schedule of works and programme for the submission of final details of those works as listed in conditions 6-20

to be used as the programme for the conditions to be discharged

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory

List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details approved within condition 2 prior to any repointing works taking place the following:

(a)Final details of the works;

b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2, prior to the repair and strengthening works to the roof commencing final details of the following:

(a) Details of any structural works to the roof as set out within the schedule of works;

(b) A methodology for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced and programme for inspection and approval of samples of all structural works to timbers and detailing around beams and columns and for completion of the approved works;

shall be submitted to and approved by the City Council as Local Planning Authority:

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) (a)Reinstatement works to the roof shall be informed by its recording which shall be carried out in line with (a) Historic England's Technical advice note on stone slate roofing; and Practical Building Conservation guide to roofing; and (b) Level 3 to 4 in accordance with Historic England's Guide to Understanding Historic Buildings - Understanding Historic Buildings: A Guide to Good Recording Practice.

Prior to the roof reinstatement and repair works commencing the following:

(b)Final details of those works including: details of reuse or replacement of slate tiles; slate and stone samples; the laying pattern and fixing of the replaced roof, insulation works; and removal of snowboards and making good of fixings;

(b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Prior to and during removal of the rooflights hereby approved, they shall be recording in line with Level 3 to 4 of Historic England's Guide to Understanding Historic Buildings Understanding Historic Buildings: A Guide to Good Recording Practice in terms of any items of architectural or historic. All documentation should be deposited with the Historic Environment Record at GMMAS within 3 months of the removal works completing.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Following stripping of the roof coverings and removal of the rooflights prior to interior repair works to the underside of the ceiling commencing final details of the following:

(a) Final details of the interior lath and plaster infills and repair works to the underside of the ceiling;

(b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the

character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details approved within condition 2, prior to the works to the gutters commencing details of the following:

(a)

(i)Replacement of all internal lead valleys, roofs and gutters in accordance with Lead Sheet Training Academy guidance; and

(ii)Introduction of hidden gutters to verges to improve the existing verge detail and to allow for insulation.

(b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details approved within condition 2, prior to the works to the chimneys commencing details of the following:

(a)A structural report detailing any defects and recommended works including if structural defects may be able to be rectified without dismantling;

(b)Details of how as necessary, chimney stacks are to be safely dismantled, restored and rebuilt and new bricks/ stone are to be reinstated to match the existing;

(c) A methodology and specification for those works prepared by a conservation specialist;

(d) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(e) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Any dismantling and reinstatement of the Bellcote shall be based on its recording which should be carried out in line with (a) Historic England's Technical advice note on stone slate roofing; and Practical Building Conservation guide to roofing; and (b) Level 3 to 4 in accordance with Historic England's Guide to Understanding Historic Buildings - Understanding Historic Buildings: A Guide to Good Recording Practice.

Notwithstanding the details approved within condition 2, prior to the reinstatement and repair works to the Bellcote commencing the following:

(a)A structural report and condition survey detailing any defects and recommended works including if structural defects may be able to be rectified without dismantling;

(b)Details of how as necessary, the Bellcote or parts thereof are to be safely dismantled, restored and rebuilt and new elements are to be reinstated to match the existing;

(c) A methodology and specification for those works prepared by a conservation specialist;

(d) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(e) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details approved within condition 2, prior to the works to the rainwater goods commencing details of the following:

(a)

(i) How existing retained cast iron RWG's will be completely overhauled;

(ii) How any severely damaged sections are to be replaced with new to match existing;

(iii) How all existing gutter brackets are to be refurbished and repainted and refitted in existing locations;

(iv) Replacement of RWG 26; and

(iv) Replacement of plastic RWG's with cast iron.

(b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details approved within condition 2 no painting of the Bellcote and RWG's shall commence until final details of the following:

(a)Detailed schedule of all finishes based on a Paint Investigation of Historic Finishes;

(b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details approved within condition 2 prior to the works to the Roof 5 Window commencing details of the following:

(a) A condition survey;

(b) A methodology and specification for those works informed by (a) prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) (a)Notwithstanding the details approved within condition 2 prior to any works to the dormers to Fox Court commencing final details including a methodology and specification for the upgrade and repair works; and

(b) A programme for the implementation and completion of the works shall be submitted to and approved in writing by the City Council as Local Planning Authority

The approved details shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

17) Notwithstanding the details approved within condition 2 prior

Prior to any lighting protection being installed the following:

(a) Final details of the works;

(b) A methodology and specification for the installation works;

(c) A programme for the implementation of the works

shall be submitted to and approved in writing by the City Council as Local Planning Authority

The approved details shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the details approved within condition 2 prior to any underground drainage improvement works associated with refurbishment of RWGs taking place the following:

(a)Final details of the works;

b) A methodology and specification for those works prepared by a conservation specialist;

(c) A schedule of samples to be produced, a programme for inspection and approval of samples and for completion of the approved works.

shall be submitted to and approved by the City Council as Local Planning Authority

(d) The approval of samples shall be implemented in accordance with the approved details and completed in line with the approved programme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Bats

No works to the roof hereby approved shall be carried out unless and until a dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken within the bat active period (May to September, inclusive). In order to determine the presence of bats and ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats. Based on this any necessary Licence for the works from Natural England shall be in place before the approved works commence.

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

Mining

Please see information relating to mining in Appendix A.

Date: 27 October 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.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026