

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

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

Listed Building Consent

Applicant

Greene King
Lass O Gowrie
36 Charles Street
Manchester
M1 7DB

Agent (if used)

Andy Rydings
Inventive Design Associates
57-60 Station Road
SK8 7AA

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal alterations including to draught lobby, internal exit doors, new fire door and formation of lobby to stairs to accommodation above, internal decoration and other internal alterations to non-original fabric.

Location: Lass O Gowrie, 36 Charles Street, Manchester, M1 7DB

Date of application: 11 January 2022

Application number: 132672/LO/2022

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, no further plans or information were required. However, further details will be required as part of planning conditions to be applied.

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:

Below received 11 January 2022:

- Location Plan (21110-OS dated 10/01/22)

Below received 22 March 2022:

- Existing Ground Floor Plan (21110-301 dated 17/03/22)
- Existing First Floor Plan (21110-302 dated 17/03/22)
- Proposed Ground Floor Plan (21110-303 dated 17/03/22)
- Proposed First Floor Plan (21110-304 dated 17/03/22)
- Proposed Bar Plans (21110-305 dated 17/03/22)
- Proposed Bar Details (21110-306 dated 17/03/22)
- Proposed Joinery Details (21110-307 dated 17/03/22)
- Proposed TV Cabinet Details (21110-308 dated 17/03/22)
- Proposed Staircase Details (21110-309 dated 17/03/22)
- Proposed Ground Floor Finishes (21110-310 dated 17/03/22)
- Proposed Ground Floor M&E Plan (21110-311 dated 17/03/22)
- Proposed First Floor M&E Plan (21110-312 dated 17/03/22)
- Proposed Decorating Schedule (21110-313 dated 17/03/22)
- Proposed External Details (21110-314 dated 17/03/22)
- Proposed Door Details (21110-315 dated 17/03/22)
- Document prepared by Ashleigh Signs (Reference 166648 Revision B dated 17/03/22)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to saved policy DC19.1 of the Manchester Unitary Development Plan and policy EN3 of the Manchester Core Strategy

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details as well as methodology where applicable of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:

- b) Schedule of proposed flooring including method of attachment to floor and method of removal of any existing floor from original flooring underneath.
- c) Proposed panelling to ground floor, including colour and material details
- d) Proposed repairs and cleaning (including method) of interior and exterior tiling, exterior brickwork following removal of redundant items, internal timber flooring and external timber treatments to external terrace.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of visual amenity of the area within which the site

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 7 April 2022

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/planning-inspectorate. 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 or 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 their 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.