

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

Miss Natasha Newman
Flat 1
The Mount
Wythenshawe Road
Manchester
M23 0PD

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for the replacement and addition of external windows, replacement of external doors, repair work to external facade, internal remodelling, erection of a single storey outbuilding and associated landscaping.

Location: The Mount , Wythenshawe Road, Manchester, M23 0PD

Date of application: 12 October 2021

Application number: 131689/LO/2021

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 and agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance, pre-application was sought prior to the submission of the application and officers have discussed the proposal in detail with the applicant and provided feedback. The proposal is considered to be acceptable and appropriate conditions have been attached to the end of this report.

The scheme is considered to be in accordance with the guidance contained within saved policies of the Unitary Development Plan for the City of Manchester 1995 and the Core Strategy Development Plan Document 2012.

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 revised but undated 'Design and Access Statement'.

(b) Drawing entitled 'Detailed Plan of Proposed Changes to the Garden Layout for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(c) Drawing entitled 'Proposed Layout Plans for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(d) Drawing entitled 'Proposed Elevation Plans with Outhouse positions for The Mount, M23 OPD' dated March 2021 and identified as 'Version 1'.

(e) Undated document entitled 'Fireplace opening method statement'

(f) A document with an electronic file name of 'Joinery Survey'.

(g) Undated document entitled 'Lime Pointing Method Statement'.

(h) Drawing entitled '3D Profiles for Proposed Staircase in relation to 1st and 2nd floor' dated February 22 and identified as 'Version 1'.

(i) Drawing entitled 'Elevation Profiles for Proposed Staircase' dated February 22 and identified as 'Version 1'.

(j) Drawing entitled 'Elevation Drawings showing Fixing details for Proposed

(k) Drawing entitled 'Detailed Plan of Proposed Changes to the Garden Layout for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(l) Drawing entitled 'Proposed Layout Plans for The Mount, M23 OPD' dated December 2021 and identified as 'Version 2'.

(m) Drawing entitled 'Proposed Elevation Plans with Outhouse positions for The Mount, M23 OPD' dated March 2021 and identified as 'Version 1'.

(n) Undated document entitled 'Fireplace opening method statement'

(o) A document with an electronic file name of 'Joinery Survey'.

(p) Undated document entitled 'Lime Pointing Method Statement'.

(q) Drawing entitled '3D Profiles for Proposed Staircase in relation to 1st and 2nd floor' dated February 22 and identified as 'Version 1'.

(r) Drawing entitled 'Elevation Profiles for Proposed Staircase' dated February 22 and identified as 'Version 1'.

(s) Drawing entitled 'Elevation Drawings showing Fixing details for Proposed

Received by the City Council as Local Planning Authority, on the 4th and 13th February 2022.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The following details shall be carried out in accordance with the following documents and drawings:

a) Skirting Boards

- The skirting boards shall undertaken in accordance with the details set out under the heading "Skirting Boards" in the revised Design and Access Statement

b) Architraves

- Architraves shall undertaken in accordance with the details set out under the heading "Architraves" in the revised Design and Access Statement

c) 'Boiler Replacement' and 'Utility Room Installation'

'Boiler Replacement' and 'Utility Room Installation' shall be undertaken in accordance with the details set out under the heading "Boiler Replacement' and 'Utility Room Installation" in the revised Design and Access Statement

d) Kitchen Replacement shall be undertaken in accordance with the details set out under the heading "Kitchen Replacement" in the revised Design and Access Statement

e) The 'Sash Window Replacement' shall be undertaken in accordance with the details set out in the revised Design and Access Statement and 'Additional Window Information including drawings window 1-6 details, window 7 details and window 8-12 details.

f) 'Satellite Dishes, Aerials & External Fittings'

Satellite Dishes, Aerials & External Fittings shall be undertaken in accordance with the details set out in the revised Design and Access Statement

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 policy 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 as set out in condition 2 above, prior to any relocation/installation of the internal staircase, full details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority: Timber Species to be used in the works, joinery methods to be employed on the build together with the following information:

- (a) The design to be used for the banister spindles.
- (b) The amount the stair treads would project beyond the side of the stair structure and beyond the face of the supporting riser.
- (c) Details of the side of the stair structure.

The development shall be carried out in accordance with the agreed details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the installation of the kitchen door and external door, details regarding the location and doorway dimensions shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Prior to the removal of the partition wall and door in the downstairs flat 1, a detailed specification/methodology for making good the retained adjacent built fabric shall be submitted to approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Prior to installation of the new wall between the utility and hallway as shown on the proposed floor plans, details of the design together with any new door/architrave and skirting boards shall be submitted to approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Detailed design and materials of the boiler flue shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Prior to the installation of the new fireplaces, detailed design and drawings of the surround and size of opening shall be submitted to the City Council as Local Planning Authority. The development shall be carried out in accordance with these approved details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) The approach for the repointing shall be carried out in accordance with the section 'Brickwork Repair & Repointing' in the revised D&AS and to a separate document entitled 'Lime Pointing Method Statement'. A sample patch shall be made available on site prior to any reporting works being undertaken. Should the sample patch be acceptable, the development shall be carried out in accordance with the approved details.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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

Date: 13 May 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.