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

Applicant

Aashish Velkar
11 The Grove
Manchester
M20 2RG

Agent (if used)

Mr Curtis Martyn
EOHMA Limited
16 Beever Street
Manchester
M16 9JR

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for elevational alterations to dwellinghouse including replacement of rear window with French doors in association with internal alterations, creation of new access in side boundary wall and associated soft landscaping.

Location: 11 The Grove, Manchester, M20 2RG

Date of application: 9 June 2021

Application number: 130681/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

The local planning authority in making its decision has had due regard to paragraph 47 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in this delegated report. The window that is the subject of replacement with French doors is non-original having received planning approval in 2007. The application was amended following further investigation of historic features of the building and courtyard.

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 received on the 2nd of December 2021 or as stated:

Application Form received on the 9th of June 2021
Drawing - Ref: 001 Location Plan
Drawing - Ref: 002 Existing & Proposed Site Plans
Drawing - Ref: 003 Existing Plans, Elevations and Sections
Drawing - Ref: 004 Proposed External Works
Drawing - Ref: 005 Proposed Internal Works
Drawing - Ref: 006 Existing & Proposed Elevations
Drawing - Ref: 008 Proposed Soft Landscape
Design & Access Statement - Ref: 1938/MOR, prepared by Eohma Limited, dated June 2021
Heritage Joiner Report and Kitchen Designer Plans received on the 2nd December 2021
Kitchen Designer Plans received on the 2nd December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy DM1 of the adopted Core Strategy for the City of Manchester.

3) The external elevations of the development hereby approved shall be built in accordance with the materials specified in the Application Form and on the approved drawings numbered: 002, 004, 005, 006 and 008 and in the Heritage Statement noted in condition 2) above.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) Prior to the insallation of the proposed replacement front door, side gate and maintenance strip gates, including any frames and gate locks, full details of these together with the arrangements to retain access across the maintenance strip for neighbouring occupiers, 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 and retain access at all times thereafter.

Reason - In the interests of visual amenity, to ensure the appearance of the building of heritage value is not harmed by the proposal, in accordance with saved UDP policies DC19.1 and DC18.1 and Core Strategy policies DM1 and EN3.

5) Prior to commencement of elevational building works, a methodology for the the works below shall be submitted to and approved in writing by the City Council as Local Planning Authority:

i) The careful removal of existing bricks by hand-held, non-mechanical means.
ii) The treatment of finishing the returns to the sides of the new door openings which shall only be formed using a proper facing brick surface and not include the cutting through of existing bricks.
iii) A detailed specification for works involving the use of mortar should confirm that any new mortar would match the existing original in terms of composition (by chemical analysis), colour, texture and finished, work appearance.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies EN3, DM1 and SP1 of Manchester's Core Strategy and saved UDP policies DC18.1 and DC19.1.

6) Prior to installation, the size and detailed design of the proposed masonry grille serving the kitchen and the details of fixing the grille in situ, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The grille shall be implemented in accordance with the approved details.

Reason - In the interests of the character and appearance of the building, and visual amenity of the site, pursuant to policies EN3, DM1 and SP1 of Manchester's Core Strategy and saved UDP policies DC18.1 and DC19.1.

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: 18 January 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.