

## **Planning**

## **Growth & Development**

### **Delegated officer report for planning application**

**Application no.** 131737/NMC/2021

**Date registered valid:** 24 September 2021

**Proposal:** Non-material amendments to planning permission reference 125654/FO/2019 to enable the inclusion of 2 louvre vents on each upper floor

**Address:** Church Inn, 84 Cambridge Street, Manchester, M15 6BP

**Ward(s):** Hulme Ward

**Applicant:** Rory Brogan, Alumno Student (Manchester) Limited, 2nd Floor, 10 Frith Street, London, W1D 3JF

**Agent (if any):** Jonathan Watson, Carson and Partners, Second Floor, 34 Argyll Arcade, Glasgow, G2 8BD

**Case officer:** Jennifer Connor  
Tel: 0161 234 4545  
Email: [jennifer.connor@manchester.gov.uk](mailto:jennifer.connor@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 15.11.2021

## **Application details**

**Type of application:** Non-Material Change Application

**Development type:** Notifications

### **Standard consultations:**

Printed: 29 September 2021      Expired: 20 October 2021

### **Neighbour notifications**

No neighbour notifications have been printed and sent.

### **Site notice**

No site notice has been produced

### **Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building/area**

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of development**

Non-material amendments to planning permission reference 125654/FO/2019 to enable the inclusion of 2 louvre vents on each upper floor

## **Consultations & Notification Responses**

Environmental Health – Satisfied subject to the imposition of a condition.

## **Issues**

The proposed amendment relates to the inclusion of 2 louvre vents on each upper floor.

Environmental Health have been consulted and are satisfied subject to the imposition of a condition requiring a verification report.

Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

## **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

### **Condition(s) to be attached to decision for approval**

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

AL(22)013 P03 NORTH ELEVATION  
PL033 C NORTH ELEVATION  
Location Plan 24 Sep 2021

Received by the local planning authority dated 24/09/2021

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.

2) The noise from the louvres shall be within the limits set out in the noise report associated with planning permission 125654/FO/2019. Prior to occupation a verification report shall be submitted to and approved in writing by the local planning authority confirming that works are in accordance with specified limits.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

1) The proposed amendment relates to the inclusion of 2 louvre vents on each upper floor.

2) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development.

## **Appendix 1 – List of consultees & neighbours notified**

Environmental Health

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal of PD Rights Change of Use from Class C3 to Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Area Team Boundary - Name: SOUTH