

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 132273/NMC/2021

**Date registered valid:** 19 November 2021

**Proposal:** Non Material Change to planning permission 124597/FO/2019 to allow removal of coping stones to parapet along front elevation and amend roof line to rear of building

**Address:** 29, 31, 41, 47 & 49 Hall Lane, Manchester, M23 1AQ

**Ward(s):** Baguley Ward

**Applicant:** Mr Garner, WCHG, 8 Poundswick Lane, Wythenshawe, M22 9TA

**Agent (if any):** Mr Elliot Denby, BTP Architects, Elizabeth House, 486 Didsbury Road, Stockport, SK4 3BS

**Case officer:** Linda Marciniak  
Tel: 0161 234 4636  
Email: [linda.marciniak@manchester.gov.uk](mailto:linda.marciniak@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 13 December 2021

## **Application details**

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

**Development type:** Notifications

**Date of site visit:** None for NMC

### **Standard consultations:**

No consultations have been printed and sent.

### **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**

See application ref: 124597/FO/2019

**Listed building:** Not applicable

**Conservation area:** Not applicable

**Tree Preservation Order:** Not applicable

## **Description of area**

See application ref: 124597/FO/2019

## **Description of development**

Non-Material Change to planning permission 124597/FO/2019 to allow removal of coping stones to parapet along front elevation and amend roof line to rear of building.

The proposed amendments allow for the following works:

### **Front Elevation**

Coping stone to be removed above first floor windows.

### **Rear Elevation**

Parapet lowered by 3no courses of brickwork on the right-hand side of the rear elevation.

## **Consultations & Notification Responses**

None

### **Issues**

The proposed amendments make improvements to the condition of the building which will be of benefit to residents living at first floor.

The works represent a minor amendment to the more widescale proposals approved in application reference: 124597/FO/2019.

Works to the front and rear elevations will have little perceptible impact on the appearance of the building from within Hall Lane at the front and Haybank Road to the side and rear.

The works to the front removes the parapet whilst at the rear, right-hand side at first floor 3no. courses of brickwork which are in a poor condition will also be removed. This will marginally alter the appearance of a section of the rear roof line.

As the works will improve the overall condition of the building and there are no obvious detrimental visual impacts arising from these works, there are no objections to the proposal.

### **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

### **Article 35 Declaration**

### **Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) 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

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

Application form

Drawing Ref: HL-BTP-01-E-DR-A-3966 214 - Existing Elevations

Drawing Ref: HL-BTP-01-E-DR-A-3966 215 - Proposed Elevations

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

3) The proposed amendments relate to removal of front parapet and amendments to the rear roof line which allow for improvements to the external appearance, condition and longevity of the building.

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

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 45M

Area Team Boundary - Name: SOUTH