

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

Mr Nick Taylor
Helical (Churchgate Ltd)
C/o Agent

Agent (if used)

Mr Andrew Burns
Atelier MB
Suite 1A
Amazon House
Brazil Street
Manchester
M1 3PJ

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for works associated with change of use of basement from car park to office (Class B1) including external alterations comprising reinstatement of windows in place of louvres, and installation of fire escape; and internal alterations associated with office fit out.

Location: Churchgate House , 56 Oxford Street, Manchester, M1 6EU

Date of application: 27 May 2020

Application number: 126716/LO/2020

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

In assessing the merits of the planning application, 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 this has included advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals

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:

Location Plan E900

P221 Rev A

P102 Rev J

P103 Rev B

P110 Rev B

P201

P211 Rev A

BL-M-571-2 Rev P4

BL-M-571-3 Rev P1

BL-M-571-4 Rev P1

Design and Access Statement

Crime Impact Statement

Planning Statement

Clement Acoustics Noise Report Ref. 15350-NIA-02 RevA

Vectos Transport Statement

all stamped as received by Manchester City Council 15th April 2020

P102 Rev L

P240

P241

P340 Rev A

P360 Rev F

P370 Rev B

P403 Rev A

P210 Rev D

P220 Rev C

received via email 27th May 2020

T106 Rev A

T380

T401

T404

74(400)

74(401)

Visuals 1

Visuals 2

Email from Atelier MB in response to Heritage Comments

received via email 28th July 2020

P200 Rev C

T405 Rev A

T406 Rev A

T407 Rev A

Email from Atelier in response to Heritage comments including confirmation of Watching Brief

received via email 10th August 2020

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

a) Windows to Great Bridgewater Street - including investigation as to the original frame formation following soft strip including original profile and mouldings, and final design of the proposed replacement windows, including detailed cross-sections through the frame at the base, head, reveal, glazing bars and details of how it connects with the existing fabric, including colour and fitting detail; followed by provision of a sample of the proposed glazing window on site.

b) Windows and doors to Oxford Road - including investigation as to the original frame formation following soft strip including original profile and mouldings, and final design of the proposed replacement windows and doors, including detailed cross-sections through the frame at the base, head, reveal, glazing bars and details of how it connects with the existing fabric, including colour and fitting detail; followed by provision of a sample of the proposed glazing window and door inserts on site.

c) Final finish to canal door recess - Details and sample of the proposed fine mesh system to the Rochdale Canal elevation, including specification, colour and fitting detail

d) Brick cleaning/repair - the cleaning, repairs and treatment of the brickwork of the internal walls. This shall include detailed method statement for the cleaning and repair of brickwork, and the provision of samples of cleaned brick and mortar, and samples of repaired/replacement brick and mortar where required.

e) Replacement pavement lights - where pavement lights are to be replaced, plan and cross section drawings of proposed replacement pavement lights and specification of proposed replacement

f) Internal stair - samples and specification of the proposed internal staircase

g) Floor finishes - samples and specification of final floor finishes

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

4) Notwithstanding the details set out in condition 2, details of the findings of the watching brief and any subsequently proposed treatment, remedial measures and repairs to any original/historic fabric of significance discovered shall then be submitted and agreed in writing by the City Council as local planning authority, in accordance with email from Atelier MB dated 10 August 2020, stamped as received by the City Council as Local Planning Authority on 10 August 2020.

Any proposed treatment, remedial measures and repairs to any original/historic fabric of significance, if discovered during the watching brief, shall be carried out in accordance with any subsequently approved details within a period of 6 months following the written approval of such details.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building pursuant to policies

DM1 (Development Management), EN3 (Heritage), EN1 (Design Principles and Strategic Character Areas), CC9 (Design and Heritage) and SP1 (Spatial Principles) of the Adopted Core Strategy for the City of Manchester (2012), and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for Manchester (1995), and the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

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: 13 August 2020

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.