

Planning

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Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	15
Suffix	
Property name	
Address line 1	Smedley Lane
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M8 8UJ

Description of site location must be completed if postcode is not known:

Easting (x)	384596
Northing (y)	400868

Description

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2. Applicant Details

Title	Miss
First name	Hayley-Fern
Surname	Fraser
Company name	
Address line 1	15 Smedley Lane
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country

United Kingdom

Postcode

M8 8UJ

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

4) Prior to the commencement of any works to replace the existing external windows/doors and the installation of new external windows/doors on the building, a fully detailed schedule including drawings/profiles of all new windows and doors to be installed (including rooflights), shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Policies SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

Reference number

Previous application (PP-06741350, Application Number 119101/LO/2018 - 21/02/18) the application covered the replacement of the existing windows.

Date of decision (date must be pre-application submission)

21/02/2018

Please state the condition number(s) to which this application relates

Condition number(s)

Previous application (PP-06741350, Application Number 119101/LO/2018 - 21/02/18) the application covered the replacement of the existing windows. The replacement of the windows will take place over 4 phases. Once we have consent to commence with Phase 1 we will then add proposed dates to each phase.

1 - Kitchen and Bathroom windows
2 - Small back of house windows
3 - Front windows
4 - Side windows

This discharge of conditions relates to Phase 1 - Kitchen and Bedroom window (back of house), and condition - 4, referring to detailed schedule, drawings, profiles.

We have discussed the work with a number of different contractors and we have picked our preferred contractor based on conversation experience and service. They will provide their information in 2 stages. Stage 1 - profiles, Stage 2 - schedule and drawings, once the profiles have been agreed and we can complete the order.

The attached contains drawings and measurements of their profiles for a traditional sliding sash window. Please note that the drawing relates to Gregorian style window bars, however this is for reference only to demonstrate the profiles and not the bar style. We have requested a sliding sash window, with a single vertical bar and window horns to mirror our neighbours property. 2 attachments included, containing profile and photos of our neighbour windows for reference.

Has the development already started? ☒ Yes ☐ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition? ☒ Yes ☐ No

If Yes, please indicate which part of the condition your application relates to

This discharge of conditions relates to Phase 1 - Kitchen and Bedroom window (back of house), and condition - 4, referring to detailed schedule, drawings,

5. Part Discharge of Conditions

profiles.

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

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The Kitchen and Bedroom windows are currently made from wood and finished in white paint. The replacement windows will be made from hard wood and finished in white paint.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

20/03/2020

Details of the pre-application advice received

John has visited the property to provide advise on the style of the window and provided photos of work within the neighbourhood.

We have also had communication via email with regards to the agreement of using sliding sash windows to the back of the property and replacement of full weighted sash windows at the front and side elevation.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 04/06/2020