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

Mr Nilesh Bhatt
705
18 Leftbank
Manchester
M3 3AJ

Agent (if used)

Mrs Victoria Jane Saunders
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Heaton Mersey
Stockport
SK4 3BS
England

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT for internal and external works associated with change of use to a single residential dwelling (use class C3) and creation of a single storey conservatory to rear.

Location: 13 St John Street, Manchester, M3 4DQ

Date of application: 30 August 2019

Application number: 124227/LO/2019

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 Ref 100
stamped as received by Manchester City Council as Local Planning Authority 19th July 2019

Demolition Plans 206A
Basement Screen 212A
Basement Staircase 213A
13 St John St Gazetteer
Electrical Sockets and Switches Concept
Radiator Concept
Waste management proforma
received via email 29th July 2019

Proposed Roof Plan 217
received via email 16th August 2019

Noise Impact Assessment by e3p ref 50-047-R1-1
received via email 22nd August 2019

Method Statement for timber repair
received via email 27th August 2019

Section as proposed 216B
Planning/Design and Access Statement
received 28th August 2019

Proposed Bedroom Ventilation 220
Proposed ducting position 221
Design, Access and Heritage Statement
received via email 5th September 2019

Email from Vicky Saunders dated 18th September confirming details of the proposed ventilation system
received via email 18th September 2019

Air Quality Report
received 27th September 2019

Demolition Plans 106B
Proposed Second Floor 111D
Proposed Internal Opening Elevations 123
Window repair and door schedule
Bat Survey by Martin Prescott
Email from Vicky Saunders dated 1st October 2019 confirming all new doors to be Secured by Design, and that ventilation boost facility to be located internally
received via email 1st October 2019

Email from Vicky Saunders 16th October 2019 confirming the specification for the proposed boiler
received via email 16th October 2019

Window Details 218 C
Secondary Glazing typical details 228
received via email 21st Oct 2019

Email from Vicky Saunders 23rd October confirming sound ouptut of proposed ventilation system
A151DCE fan specification document
Passivent iMev Brochure
received via email 23rd October 2019

Basement Ceiling Sections 230A
received via email 24th oct 2019

Window refurbishment details 225D
Email from Vicky Saunders re. sound output of ventilation system including comment from acoustician
received via email 28th Oct 2019

Proposed Basement 208 E received 30th oct 2019

Conservatory and glass Floor 214B
Proposed Elevation Plans 215B
Proposed Window Schedule 227D
received via email 8th November 2019.

Proposed Ground Floor 209 C
Proposed First Floor 210 C
Proposed Second Floor 211 C
received via email 11th November 2019.

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) Roofworks - Detailed method statement for proposed repair works to the roof and chimney stacks and samples of any replacement materials

b) Glazing - an on site sample of the proposed secondary glazing system; full details of the proposed new double glazed 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. No windows shall be removed without the above details being provided to and approved by the Local Planning Authority.

c) Extension - Details of the new glazing system proposed for the extension including detailed cross-sections through the conservatory framing and details of how it connects with the existing fabric, including colour and fitting detail

d) Tanking - final details of the proposed damp proofing works to the basement area following the approved soft strip, to include a full justification for the proposed works

e) Brick cleaning/repair - Details of any proposed brickwork cleaning and/or repair specifications/samples

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).

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 November 2019

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.