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

Homezzz Limited
C/o Agent

Agent (if used)

Mr Chris Sinton
CBRE
10th Floor One St Peters Square
Manchester
M2 3DE

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the erection of a roof extension to block fronting Naples Street, installation of glazed atrium and elevational alterations associated with the change of use from offices (Use Class B1) to 66 residential apartments (Use Class C3a)

Location: 23 New Mount Street, Manchester, M4 4DE

Date of application: 2 August 2018

Application number: 120882/LO/2018

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the alteration to the Listed Buildings in particular partitions, removal and alteration of historic fabric.

Further work and discussion shave taken place with the applicant through the course of the application, particularly in respect of the removal of some of the historic features and justification of certain changes to the building. The proposal is considered to be acceptable and therefore determined within a timely manner.

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:

27005 (02) 101 Rev A, 27005 (02) 102 Rev A, 27005 (02) 103 Rev A, 27005 (02) 104 Rev A, 27005 (02) 105 Rev A, 27005 (02) 106 Rev A, 27005 (04) 101 Rev A, 27005 (04) 102 Rev B, 27005 (04) 103 Rev B and 27005 (04) 104 Rev C stamped as received by the City Council, as Local Planning Authority, on the 26 September 2018

27005(02)100 Rev A stamped as received by the City Council, as Local Planning Authority, on the 12 November 2018

27005 02 21 Rev A, 27005 02 22 Rev A, 27005 02 23 Rev B, 27005 02 24 Rev A, 27005 02 25 Rev A, 27005 02 26 Rev A, 27005 02 04 Rev A, 27005 03 05 Rev A, 27005 03 05 Rev A and 27005 3 06 stamped as received by the City Council, as Local Planning Authority, on the2 August 2018

Supporting Information

Addendum heritage assessment stamped as received by the City Council, as Local Planning Authority, on the 2 August 2018

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) The development hereby approved shall be carried out in accordance with the Historic Building Recording - Written Scheme of Investigation prepared by ArcHeritage stamped as received by the City Council, as Local Planning Authority, on the 14 November 2017. For the avoidance of doubt this shall include a level 3 building survey/record of the building. Following completion of the works, and prior to the first occupation of development, a final report of the record/findings of the building shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - To investigate the historical interest of the site and record and preserve any remains of historical interest, pursuant to policy EN3 of the Manchester Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester and guidance in the National Planning Policy Framework.

4) Prior to any above ground works associated with the extension elements of this proposal, a) a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, the programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management.

b) All samples and specifications shall be submitted to and approved in writing in accordance with the programme as agreed under part a). The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to the commencement of works associated with the atrium and roof top extension a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of the junction and method of fixing to the Listed Building. The approved details shall be implemented as part of the development. Should any parts of the Listed Building become damaged as a consequence of the extension/alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the extension ties in appropriately to the fabric of the Listed Building and that any damaged to the building which result as a consequence is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of works associated with the installation of any proposed new windows and doors into the listed fabric of the development, a detailed method statement and specification (including sections) for the installation of the windows and doors, including any alteration and repair works, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows/doors are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the commencement of repair, restoration and cleaning works to the existing windows a detailed method statement and specification (including material specification) for the repair, cleaning and painting of the windows shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory restoration and repair of the existing windows in order to ensure that the historic fabric is retained and repaired where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of the proposed works to repair and restore the existing roof, a detailed method statement and specification (including sections and materials) for the removal, alteration and repairs to the roof, including timber works, shall be submitted for approval.

The approved details shall be carried out in accordance with the agreed method statement and be in place prior to the first occupation of the development. Thereafter the roof alterations shall be maintained and retained in situ for as long as the development remains in use.

Reason - To ensure that the alterations to the roofs of the building are appropriate and respect and reinstate the historic fabric as much as possible pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) Prior to the installation of the roof lighting within the existing roof a detailed method statement and specification shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the method statement shall include details/speciation of the conservation style rooflight, sections and making good of the roof following the installation of the windows.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage roof material wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory works are undertaken to the listed building in the interest of visual amenity and to ensure the Listed Building is repaired accordingly pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the commencement of repair and cleaning works to the exterior masonry, decorative stone work and cills of the development a detailed method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, pinning, cleaning and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage brick work and cills and other materials wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) Prior to the commencement of the development, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary, of all the proposed internal and external mechanical and Electrical (M & E) installations shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed Building and is attached appropriately to the building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

12) Prior to the commencement of works associated with the removal of the suspended ceilings, partitions, toilet blocks and other modern interventions a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this method statement shall detail how the modern fabric will be removed and the impact on the fabric of the Listed Building minimised and repaired/reinstated. The removal of the modern fabric shall be carried out in accordance with this method.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policy EN3 of the Manchester Core Strategy (2012)

13) Prior to the commencement of works associated with the installation of the new floorboards/joists, internal partitions, plasterboard ceilings, circulation cores and internal wall insulation of the development, a detailed method statement and specification (including sections, elevations and materials) in association with the installation works (including the removal, alteration and repair of the historic fabric), shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

14) Prior to the commencement of work associated with the Coop Goods entrance on School Street a detailed method statement associated with the removal, alteration and repair of the structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the method statement shall include appropriate elevations, sections, materials and specifications.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

15) Prior to the commencement of repair works to the existing timbers present and to be retained in the development, a details method statement and specification (including material specification) for the removal, alteration, repair, replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved detailed and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage existing timbers wherever possible in the works associated with the conversion. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

16) Prior to the commencement of works to remove the existing floor boards, joists, and any other ancillary timber removal in association with this work, a detailed method statement, specification and repair strategy for the removal of the floorboards and associated timbers from the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal of the floorboards, and associated repair works, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policy EN3 of the Manchester Core Strategy (2012)

17) Prior to the commencement of the demolition works associated with the goods lift, a detailed method statement and specification for the demolition, alteration and repair of this building, and the elevations of the building that will be revealed, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for dismantling the building, salvage and re-use of historic fabric. The demolition must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that the demolition of the lift is done so in a manner which does not harm the fabric of the Listed Building which abut it and to ensure that the resulting

condition of the buildings which will be revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

18) Prior to the commencement of the works to the Art Noveau Screens, a detailed method statement and specification for the repair and restoration of the screens shall be submitted for approval in writing by the City Council, as Local Planning Authority. The works must be carried out in accordance with this method statement and specification and be completed prior to the first occupation of the development.

Reason - To ensure that the woks to the screens is appropriate and is done so in a manner which does not harm the fabric of the Listed Building and to ensure that the resulting condition of the buildings which will be revealed is repaired appropriately within a suitable time frame pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

19) Prior to the commencement of works to remove, repair and reinstate and rainwater goods, a detailed method statement, specification and repair strategy for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal, repair and reinstatement of the rainwater, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policy EN3 of the Manchester Core Strategy (2012)

20) Prior to the commencement of works to the existing columns within the building detailed method statement and specification of the alteration, repair and reinstatement of the columns shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented as part of the development and the works completed prior to the first occupation of the development.

Reason - To ensure an appropriate repair and maintenance to the columns pursuant to policy EN3 of the Manchester Core Strategy (2012). Saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

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.

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and will require Listed Building Consent. Discussions should be held with the City Council, as Local Planning Authority, in this regard at the earliest opportunity.

Date: 21 December 2018

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.