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**

Elias/ Bell
Eastern Green Ltd
1 Ashley Road
Altrincham
WA14 2DT

**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 The proposed works comprise of the external and internal repair and refurbishment of the upper floors of 8-16 Newton Street, the change of use of these parts of the building to office use and associated works to enable this. This includes the upgrading of entrances, the inclusion of lifts, the modifications to stairs and improvement to the bin stores for all building users.

**Location**: 8-16 Newton Street, Manchester, M1 2AE

**Date of application**: 27 February 2018

**Application number**: 118678/LO/2017

## 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 to seek solutions to problems arising in relation to dealing with the planning application. The applicants were advised at pre-application stage about the information that would be required in support of the application. Concerns were raised during a pre-application meeting about the need to reduce the impact on the character of the listed building in terms of the level of intervention required and suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

## 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:

(a) Site plan 1665 E(900) Rev A;

(b) Dwgs numbered 1665 -P 110 Rev H, 111 Rev C,113 Rev B, 115 Rev D, 116 Rev G, 120 Rev R, 121 Rev E, 123 Rev B, 125 Rev H, 130 Rev V, 131 Rev D, 133 Rev B, 140 Rev W, 143 Rev B, 150 Rev V, 151 Rev F, 153 Rev C, 160 Rev T, 161 Rev F, 163 Rev C, 170 Rev G, 171 Rev D, 212 Rev B, 213 Rev B, 214 Rev B, 215 Rev A Rev B, 216 Rev B, , 217 Rev B, 225 Rev C, 226, 301 Rev B, 302, 303 Rev A, 304 Rev B, 306, 307, 310 Rev I, 314 Rev B, 315 Rev C, 316 Rev B, 317 Rev A, 321 Rev A, 324 Rev B, 325 Rev A, 326, 401, 402 Rev C, 403 Rev A, 404, 405, 406, 420, 421 Rev A, 422 Rev A, 423 Rev A,,430 Rev A, 901 Rev C and 804 Rev B;

(c) NBS Specification;

(d) Schedule of Works (1665 P805) and approval of more detailed works following identified detailed surveys;

(e) Fireplace Retention documents 1665 P(806) Rev B;

(e) Recommendations within Building Services Noise Assessment 8-16 Newton Street, Manchester April 2018;

(f) Recommendations contained in sections 4,5, 6 and 7 of the Crime Impact Statement Version A dated 26-02-18; and

(g) Waste Management Strategy and dwg 1665 P 901 and 804;

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to Core Strategy policies SP1, DM1, CC3, CC7, EN4 and EN6 and saved Unitary Development Plan policies DC26.1 and DC26.5.

3) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A specification of any works to windows including repair, painting, reinstatement and installation of ventilation;

(b) Details including method statement of cleaning of external elevations;

(c) Details including method statement of cleaning of internal elevations

(d) Colour of any external painting including rainwater goods and window frames.

(e) Details including method statements of any repair work to external elevations;

(f) Details including method statements of any repair work to internal fabric including coving and floors;

(g) Details including method statements of any repair / making good works to the roof including agreement of any new roof slates;

(h) Final details of the repair to the trusses and extent and removal / reinstatement of lath and plaster ceilings to the 3rd floor of 10-12;

(i) Details of re-use of any removed partitions;

(j) Details of soft strip of clutter and repairs;

(k) Details of a watching brief in relation to the review of sample of timber repairs including structural repairs to currently inaccessible timbers to assess the need for and extent of removal of lath and plaster ceiling;
(l) Details of repairs / reinstatement of coving;

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Materials for the plant room; and

(b) Mesh / louvres

have been submitted to and approved in writing by the City Council as local planning authority.

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) Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To provide a record of any archaeological remains and of the listed building's appearance and condition before works commence, in accordance with saved policy DC20 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

6) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding including its location, means of affixing

to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless an until the above details have been agreed.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) The original partitions as detailed in Dwg 424 Rev A (with the exception of those at ground floor level) shall remain in situ until evidence is provided in writing to the City Council as Local Planning Authority that their relocation is an essential need of an incoming tenant in which case if agreed they shall be relocated in accordance with the strategy set out in the following dwgs:

120 Rev R, 121 Rev E, 141 Rev F, 151 Rev F, 160 Rev T and 161 Rev F;

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Scaled drawn details (including location, materials and abutment with building fabric) of any partitions to be inserted within the building which are not shown on the approved drawings shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Such detail shall be in accordance with the Partition Strategy partitions strategy - document 1665P(809).

Reason - For the avoidance of doubt and because such works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and in accordance with Policy DC19.1 of the Unitary Development Plan for the City of Manchester.

## 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: 23 November 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.