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	Agent (if used)
	Ms Nikki Sills
Zerum	Zerum
c/o Agent	4 Jordan Street
	Manchester
	M15 4PY

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal works, creation of a double height extension, external terraces (ground and first floor), refurbished/new external windows and doors, parking and gates, with extended boundary walls to the rear of the property.

Location: 21 St John Street, Manchester, M3 4DT

Date of application: 9 January 2018

Application number: 118615/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

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 proposal.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Dwg Nos:
L(0)201 Rev A
L(0)202 Rev A
L(0)203 Rev B
L(0)204 Rev B
L(0)205 Rev C
L(0)206 Rev B
L(0)207 Rev B
L(0)213 Rev B
L(0)214 Rev D
L(0)215 Rev C
L(0)216 Rev A
L(0)217 Rev A
L(0)218 GF&BF Demolition Plan
L(0)218 1F&2F Demolition Plan
L(0)220
L(0)221
L(0)222
L(0)223
L(0)224
L(0)225 Rev A
L(0)226
L(0)227 Rev A
L(0)228
S14048-BF
S14048-E
S14048-FF
S14048-GF
S14048-SF
S14048-T
C(0)005
Door Schedule
Planning Statement
Window Schedule
Noise Impact Assessment Report
Design and Access Statement
Waste management Plan
Waste Management Strategy
Heritage Statement
All stamped as received by Manchester City Council as Local Planning Authority 20th December 2017.

Also;

Capping Stone info A(2)003 stamped as received by Manchester City Council as Local Planning Authority 1st March 2018.

Gas Membrane drawing A(2)001 and Technical Specification stamped as received by Manchester City Council as Local Planning Authority 1st March 2018.

Proposed second floor ceiling finish A(35)001 stamped as received by Manchester City Council as Local Planning Authority 22nd March 2018.

Ventilation Layout Dwg No. E2275-(57)-X-01 RevP1, E2275-(57)-X-02 RevP1, E2275-(57)-X-03 RevP1 stamped as received by Manchester City Council as Local Planning Authority 22nd March 2018.

Email from Nikki Sills to Joe Hobbs on 28th March 2018 at 15:01 confirming that the adoption of ventilation, insulation and glazing gap requirements as recommended in the Noise Impact Assessment will be implemented; and confirming the type of air brick proposed, stamped as received by Manchester City Council as Local Planning Authority 28th March 2018.

Email from Nikki Sills to Joe Hobbs on 28th March 2018 at 10:30 confirming that ventilation system will ensure all extract points to building are done via external wall mounted air bricks, stamped as received by Manchester City Council as Local Planning Authority 28th March 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 gives permission for the application property to be used as a Use Class C3 single family dwellinghouse only and for no other purpose (including as a House in Multiple Occupation Use Class C4 or sui generis of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

4) Within a period of six months from the date of this consent details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

5) No development shall take place unless and until samples and specifications of all materials to be used on all external elevations and external areas of the development 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.

6) No development shall take place unless and until, full details of the proposed profiles and appearance of all windows, shall be submitted to and approved in writing by the

City Council as Local Planning Authority. The details shall include large scale cross sections through the proposed frames.

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.

7) Prior to occupation, photographic evidence of the installation of the agreed proposed gas membrane will be submitted to the Local Planning Authority for approval.

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.

8) Prior to occupation, a post-completion report to include final sound testing and to confirm that the recommendations made ensure that the internal noise criteria is met and the recommendations have been fully adopted into the development, must be submitted to the council as local Planning Authority for approval.

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.

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: 29 March 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.