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 Kevin Boylan
Wittington Investments (Properties) Ltd
40-46 Princess Street
Manchester
M1 6DE

Agent (if used)

Patricia Bessey
EngineRoom
2 Cardinal Street
Ipswich
IP1 1LG

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT Works comprising a fourth floor rooftop extension, the installation of a glazed roof over the lightwell, the re-opening of historic windows, the reconfiguration of the main entrance staircase, the removal of existing entrance canopy, roller shutter and associated cladding, works to the lightwell including the installation of a glazed roof and an extension through to ground floor level, the provision of a new lift core and overrun, the reconfiguration of floor plates and the installation of modern WC facilities, the reconfiguration of external plant and equipment, closure of the existing restaurant entrances, provision of internal service risers, the fit out of the basement as a gym and the provision of a cycle store.

Location: 40 Princess Street, Manchester, M1 6DE

Date of application: 9 August 2017

Application number: 116551/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 an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals and conditons needed that would allow the application to be approved.

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 site location plan referenced 1601008 100 stamped as received by the City Council as local planning authority on 5th June 2017

The drawings referenced:

1601008 300
1601008 331 Rev A

all stamped as received by the City Council as local planning authority on 5th June 2017

1601008 200 Rev A
1601008 201 Rev B
1601008 208 Rev B
1601008 302 Rev F
1601008 352 Rev A
1601008 354 Rev A

all stamped as received by the City Council as local planning authority on 31st July 2017

1601008 202 Rev D
1601008 203 Rev B
1601008 204 Rev B
1601008 205 Rev C
1601008 206 Rev C
1601008 207 Rev C
1601008 221 Rev C
1601008 222 Rev A
1601008 223 Rev A
1601008 225 Rev B
1601008 301 Rev C
1601008 322 Rev C
1601008 323 Rev B
1601008 324 Rev B
1601008 330 Rev A
1601008 401 Rev A
1601008 402 Rev A
1601008 403 Rev A
1601008 404 Rev A

all stamped as received by the City Council as local planning authority on 9th August 2017

1601008 321 Rev D
1601008 301 Rev C

all stamped as received by the City Council as local planning authority on 19th September 2017

1601008 303 Rev L
1601008 304 Rev F
1601008 305 Rev G
1601008 306 Rev H
1601008 307 Rev G
1601008 308 Rev F
1601008 309 Rev E
1601008 321 Rev E
1601008 332 Rev A
1601008 333 Rev A
1601008 334 Rev A
1601008 335 Rev A
1601008 336 Rev E
1601008 350 Rev D
1601008 351a Rev B
1601008 351b Rev A

all stamped as received by the City Council as local planning authority on 13th October 2017

The Window Repair Schedule Revision A received by the City Council as local planning authority on 5th June 2017

The emails from Jayne Jones dated 28th July 2017 and 9th August 2017 (point 1 only)

The Italia-80 Cladding and Screening by Lang and Fulton Orsogril UK specification sheet received by the City Council as local planning authority on 13th October 2017

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, CC4, CC9, SP1 and DM1 of the Core Strategy and saved policies DC14.1 and 14.5, DC18.1 and DC19.1.

3) Before the works to the internal areas of the property hereby granted consent are commenced details of a watching brief for the strip out works shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted to and agreed in writing by the City Council as local planning authority. The removal works shall be limited to modern non-original / non-significant fabric and items shall be very carefully removed so as not to cause harm to any surrounding original features or fabric. Any original features and historic surfaces shall be protected before and during these works. Features of interest including covings, skirtings, mouldings, panelling etc. shall remain in situ and be recorded. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy 19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) Before development commences, a comprehensive photographic record of the building (internally and externally) including all areas where physical changes are proposed, prior to and following the proposed strip out works shall be submitted to and approved in writing by the City Council as local planning authority. The completed survey shall then be deposited with the relevant historic record (HER) within a timescale to be agreed in writing with the City Council as local planning authority.

Reason - To provide a record of the listed building's appearance and condition before works commence, in accordance with Policies CC9, EN3, SP1 and saved policy DC19.1 and DC20 of the Unitary Development Plan.

5) Notwithstanding the details as set out in condition 2 above, no development shall commence unless and until final details of the treatment of all internal areas of the building, including:

(a) Updated and where appropriate additional drawings;

(b) Specifications and method statements for works to original fabric and features;

(c) A detailed audit of all internal features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;

Have been submitted to and approved in writing by the City Council as Local Planning Authority. These details shall be informed by the findings of the completed watching brief. The works shall be carried out only in accordance with these approved details.

Reason - 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 a satisfactory restoration and repair of the building pursuant to policies CC9, EN3 and SP1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan and the NPPF/NPPG.

6) Notwithstanding the details as set out in condition 2 above no development shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Detailed schedule of all external repairs and specification for all of the repair works to the building to the roof, windows and external elevations (including specification for mortar and stone repair / replacement)

(b) Final details of the enclosure to the roof top plant following final selection of M&E;

(c) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, door intercoms/entry systems, post boxes and CCTV cameras (and associated cabling and equipment);

(d) Final details of the M&E;

(e) Final details of the flue from the basement boiler room;

(f) Full details of cleaning of external elevations;

(g) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;

(h) Final details of proposed structural works;

(i) Full details of any required damproofing;

(j) Details of making good parts of the building that are to be the subject of removals and / or demolition;

(k) Full details of the installation of any scaffolding and any associated making good following its removal;

(l) Full details of the final solution to provide access for disabled people into the ground floor restaurant.

All of the above shall be implemented in accordance with the approved details before the development is first occupied: and

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) a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

A programme for the issue of samples and specifications of all material to be used on all external elevations and roof of the development. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations and the roof of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and

(b) All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

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 CC9, EN3, SP1 and DM1 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan.

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.

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: 25 October 2017

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.