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 Ian Hedley
Manchester City Council

Agent (if used)

Mr Ian Hedley
Manchester City Council
Capital Programmes
Corporate Core
PO Box 532
Manchester
M60 2LA

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the refurbishment of the existing Orangery including renewal of the roof covering, repairs to the existing windows and doors, the installation of two pairs of patio doors, the relaying stone steps and paths and repairs to the existing boundary wall, and the creation of level access to the gardens, and elevation repair works to the Hall including the redecoration of external rendered areas, renewal of roof drainage system and repairs to existing masonry involving the removal of embedded iron

Location: Heaton Hall , Heaton Park , Middleton Road, Manchester, M25 2SW

Date of application: 21 March 2017

Application number: 115427/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 based on seeking solutions to problems arising in relation to dealing with the planning application. Pre-application advice was sought and site visits were completed prior to the submission of this application. Issues that have arisenthrough the process have all been addressed through the submission of additional information. Therefore, the scheme is now acceptable and in accordance with the Development Plan.

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:

Drawings
EE 01 Extent of Repair Works to Render and Stone
EE 02 Extent of Repair Works to Render and Stone
OE 01 Works to Paving and Proposed New Ramps to Loggias
R 01 Rev A Roof Plans as Existing
R 02 Rev C Roof Plans as Proposed
R 03 Abutment to Low Cills
RW 01 Rainwater Goods Repairs
WR 01 Rev A Window Location Plan and Overview of Proposed Works
WR 02 Proposed Patio Door Details
WR 03 Window Repair Details
WR 04 New Sash Window Details
stamped as received by the Local Planning Authority on the 24th February and 8th March 2017

LP Rev 01
stamped as received by the Local Planning Authority on the 21st March 2017

Documents
Design and Access Statement
stamped as received by the Local Planning Authority on the 24th February 2017

Email from Ian Hedley at Manchester City Council dated 1st March 2017

Heritage Statement
Heaton Hall Phase 4 Specification Report
stamped as received by the Local Planning Authority on the 8th March 2017

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) Prior to the commencement of any repair works to the existing render on the building, a fully detailed materials specification of the new render and the colour of the render paint to be used, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be constructed in accordance with these approved details.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Section 12 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework, Polices SP1 (Spatial Principles), DM1 (Development Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

4) No new materials as proposed shall be used at the site unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be completed in accordance with the approved materials schedule.

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.

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 May 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.