Dear Technical Support Team

Application number: 11015/FO/2017

Following your recent planning invalid letter, I would like to clarify some points raised in your letter.

1) *The Heritage Statement should identify historic features and assess their significance and their setting, and assess the impact of the proposals. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings. It should include:*

o a summary of the history and development of the building/asset and its setting;

o a statement of the significance of the interior and exterior as relevant;

o a clear and full explanation of where proposals impact on the historic fabric, the heritage asset and its setting;

o an assessment of the impact of the proposals; and

o a statement of justification for the works together with details of any mitigation measures proposed.

The heritage statement has been written in line with the guidance provided and information policies from Historic England. All of the points above have been addressed. Please bear in mind that the building is a Grade II listed and not a Grade II*, therefore there are no significant features or architectural components within the interior of the building. As stated within the heritage statement and the design and access statement, the majority of the internal works carried out are minor. This includes painting walls with new paint, removing and altering internal partition walls. Currently the property is in need of major repairs as it has begun to fall into disrepair.

As evident from the photographs, the rear of the property does not have any architectural features or the same architectural quality observed as the front of the building. The proposal is a small rear extension of same style as the existing ancillary block.

2) *Please provide the other side elevation drawing*

Other, Side elevation (South) has been provided, please see the latest drawings.

3) *Further to your recent email there is no planning history or supporting evidence that confirms that the lawful use of the property is as a 9 bed HMO as shown on the existing floorplans. Before we can determine the current applications the lawful use of the property needs to be established through the submission of an application for a Certificate of Lawful use.*

The property is not a 9-bedroom HMO. The basement of the property is a separate entity, a separate self-contained flat with a different address, currently occupied by a private tenant. We only included

the plans of the basement, as this was requested by the council on 24th April 2016. There are no alterations or proposals planned for the basement.

Evidence has been provided on two occasions including a copy a valid licence issued by the Manchester City Council, stating lawful use of the property as a HMO. This property has been a HMO for almost 20 years.

I have again included copies of the Licenses dating back to 2003.

Should you need any further information, please do not hesitate to contact me,

Kind regards

Seyed Emami

NK Architects

Manchester