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)
Mrs Val Hawkin Halle Concerts Society The Bridgewater Hall Lower Mosley Street Manchester M1 5HA	Mr John Boardman Stephenson Studio 3 Riverside Mews 4 Commercial Street Manchester M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the erection of basement, ground, first and part second floor extension to form rehearsal and practice facilities and archive (Class D2) together with ground floor cafe (Class A3)

Location: Halle St Peters, 40 Blossom Street, Manchester, M4 6BF

Date of application: 28 September 2016

Application number: 113662/LO/2016

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 / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Application.

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:

Application for Planning Permission and Listed Building Consent form, received 5/08/16, as amended by revised Certificate B, received 28/9/16
Drawing AL(05)0007 with Application site edged in red, received 27/9/16
Drawing SK-0003, received 3/10/16
Drawings AL(05)0001 P02, AL(05)0003 P01, AL(05)0004 P01, AL(05)0005 P01, AL(05)0007 P01, AL(05)0010 P01, AL(05)0011 P01, AL(05)0012 P01, AL(05)0020 P01, AL(05)0021 P01, AL(05)0022, and AL(05)0023 P01, received 5/8/16
Drawings AL(05)0002 P02 and AL(05)0006 P02, received 6/10/16

Stephenson Studio Design and Access Statement, received 5/8/16
Paul Butler Associates Heritage Assessment, received 3/10/16
Paul Butler Associates Archaeological Desk Based Assessment, received 5/8/16

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of Manchester's Core Strategy.

3) Notwithstanding the approved plans listed within Condition 2, prior to the commencement of above gorund works, details of the materials to be used in the elevational treatment of the extension between the campanile tower and the main body of the extension to the Blossom Street elevation, as depicted in drawing AL(05)0021, received 5/8/16, shall be submitted to and agreed in writing with the City Council as local planning authority. The approved materials shall be implemented as part of the construction of the scheme, and shall be so maintained.

Reason - In the interests of visual amenity, and the character and appearance of the building, the streetscenes, and the Ancoats Conservation Area, pursuant to policies DM1 and SP1 of Manchester's Core Strategy.

4) Prior to the commencement of above ground works to implement the development hereby approved, samples of the materials to be used for the construction of the exterior of the development, and the materials to be attached to the fabric of the listed building, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed only using the approved materials.

Reason - In the interests of the integrity, character and appearance of the listed building and the Ancoats Conservation Area, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan, and policies EN3, DM1 and SP1 of Manchester's Core Strategy.

5) Prior to the commencement of work to create the four openings in the fabric of the western elevation, full details of the proposed interventions to the building to create the four openings shown within drawing AL(05)0023 P01, received 5/8/16, and finished details, including lintol supports, and details of remaining window opening labelled 3, together with recording methodology, shall be submitted to and approved in writing by the City Council as local planning authority. The work shall be carried out in accordance with the approved details.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

6) Prior to works to remove the control room from the southern porch, and the installation of the control room in the service void of the campanile tower, full details of the proposed works, including interventions to the building for any wiring and cabling

shall be submitted to and approved in writing by the City Council as local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

7) Prior to works to the timber panel section of the western seating gallery with the inscription 'Te Deum Laudamus', full details of the proposed removal and relocation of the panel, including method of fixing and treatment of the panel, including full details of illumination, shall be submitted to the City Council as local planning authority for approval in writing. The panel shall be removed and relocated in accordance with the approved scheme.

Reason - In the interests of the character, appearance and integrity of the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, and policy EN3 of Manchester's Core Strategy.

8) Prior to the commencement of above ground works, full details of the methods of affixing and abutting the extension to the fabric of the Listed Building shall be submitted to and approved in writing by the City Council as local planning authority. The works shall be carried out in accordance with the approved details.

Reason - In the interests of the character, appearance and integrity of the Listed Building and Conservation Area, pursuant to saved policies DC18 and DC19 of the Unitary Development Plan, and policy EN3 of Manchester's 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

Date: 21 October 2016

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 First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he 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 of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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 his 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.