Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
T And D Properties Ltd C/o Agent	T And G Associates Ltd 1F Westwood House Greenwood Office Park Manchester M5 4QH

Part I – Particulars of Application

Date of Application	Application ref. no.
11 August 2008	084567/LO/2007/N2

Particulars and location of development:

LISTED BUILDING CONSENT demolition of existing outrigger and internal and external alterations associated with the conversion and extension of Listed Building in association with the formation of 23 apartments, car parking and landscaping considered under application 084566/FO/2007/N2

65 Plymouth Grove
Ardwick
Manchester
M13 9LU

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the following decision

Decision **Refused**
Date of Decision **31 October 2008**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

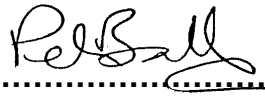
Part III – Conditions and Reasons

1) The proposed extension would have an overly dominant impact on the listed building due to its incongruous and inappropriate elevational design, height, scale and massing, which would undermine the character, setting, appearance

of the listed building and be contrary to Unitary Development Plan policies E2.7, DC19 and PPG15.

2) The intensity of the proposed use would result in a level of internal and external intervention and alteration to the listed building which would undermine its character, setting and appearance and would thereby be contrary to Unitary Development Plan policies E2.7, DC19 and PPG15.

3) The siting and operation of the proposed mechanical car parking system within the curtilage of the site, together with the provision of an extensive hardstanding area and limited landscaping would undermine the character, setting, appearance of the listed building and be contrary to Unitary Development Plan policies E2.7, DC19 and PPG15.

Signed**……**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. This consent 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**.**

3. If the applicant is aggrieved by the decision of the local planning authority to refuse consent or approval for the proposed development, or to grant consent or approval subject to conditions, he may appeal to the First 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 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.

4. If consent is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent 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 27 of the Act.