IMPORTANT

Planning Permission and 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 required to protect trees.
- Some conditions will require action before you start the development and it is imperative that you seek to have these discharged before any work commences.
- 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 the Planning Service, Manchester City Council, PO Box 463, Manchester M60 3NY or email planning@manchester.gov.uk

Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Blue Tree Estates - Mr Simon Kimble Church Street Altrincham Cheshire WA14 4DW	Omi Architects 31 Blackfriars Road Salford M3 7AQ

Part I – Particulars of Application

Date of Application	Application ref. no.
16 April 2008	086182/LO/2008/C3

Particulars and location of development:

LISTED BUILDING CONSENT for internal and external alterations including limited demolition and a single storey glazed rear extension in association with a change of use to two office units (Use Class B1)

Former Congregational Chapel
378-380 Deansgate
Manchester
M3 4LY

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 Approved

The application is approved on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular employment policy I1.4, Environmental Improvement and Protection Policies E2.7, E3.6, DC9.1 'Access for Disabled People' DC18.1 'Conservation Areas and DC19.1 'Listed buildings'.

Date of Decision 11 June 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 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) Before the works hereby granted listed building consent are commenced on site details of works associated with any acoustic insulation of the application building in order to secure a reduction in the level of noise emanating from the property (with particular regard to the proposed plant rooms and any mechanical ventilation of the proposed refuse store) shall be submitted to, and approved in writing by, the City Council as the Local Planning Authority.

Reason

To understand the impact of such proposed works upon, and to safeguard, the special architectural and historic character of the Grade II listed application building pursuant to Policies E2.7 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

3) Before the works hereby granted listed building consent are commenced on site, samples and specifications of the materials to be used in these internal and external works shall be submitted to, and approved in writing by, the City Council as the Local Planning Authority. The details submitted for approval shall include details regarding the finish and colour of the materials (including any applied finishes) and details of materials to make good any works to alter, form or close elevational and internal openings. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as the Local Planning Authority.

Reason

To safeguard, the special architectural and historic character of the Grade II listed application building pursuant to Policies E2.7 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details shown in the submitted application and before the works hereby granted listed building consent are commenced on site the following shall be submitted to, and approved in writing by the City Council as the Local Planning Authority:
(a) Confirmation of the proposed treatment of each of the existing external windows and doors;
(b) Accurate, annotated elevation, plan and cross-section drawings showing the detailed design and specification of any proposed works (including of any repairs or secondary glazing system) to any of those existing external doors and windows to be retained; and
(c) Accurate, annotated elevation, plan and cross-section drawings showing the detailed design and specification of any proposed replacement windows and doors including the frame profile, subdivision of window openings, the location

and direction of any opening lights, the materials to be used and their finish and colour and the type of glazing to be used.

Reason

To safeguard the special architectural and historic character of the Grade II listed application building including by ensuring the appropriate retention of original building fabric pursuant to Policies E2.7 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

5) The listed building consent hereby granted does not grant, or imply a grant of, listed building consent for any externally mounted plant, equipment or advertisements on the application building.

Reason

For the avoidance of doubt.

6) Before the works hereby granted listed building consent are commenced on site accurate, annotated drawings at an appropriate scale showing the means of accommodating services (such as electrical wiring, gas pipes, plumbing, lighting, telecommunications, heating and air conditioning) within the application building and associated proposed extension shall be submitted to, and approved in writing by, the City Council as the Local Planning Authority.

Reason

To understand the impact of such proposed works upon, and to safeguard, the special architectural and historic character of the Grade II listed application building pursuant to Policies E2.7 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

7) Before the works hereby granted listed building consent are commenced on site and unless otherwise agreed in writing by the City Council as the Local Planning Authority a scheme giving full reconsideration to the options for the possible re-use within the proposed works of the existing internal glazed timber screens (in the vicinity of the south-east end of the ground floor of the nave and entrance area) proposed to be removed shall be submitted to the City Council as the Local Planning Authority. The works that are the subject of this listed building consent shall not be commenced on site until the City Council as the Local Planning Authority has approved in writing:
(a) The re-use option that should be accommodated within the proposed works; and
(b) Accurate, annotated drawn information showing how this option would be implemented as part of the wider programme of works.

Reason

To safeguard the special architectural and historic character of the Grade II listed application building by maximising the appropriate retention of existing fabric as part of the proposed works pursuant to Policies E2.7 and DC19 of the adopted Unitary Development Plan for the City of Manchester.

8) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

The drawings by OMI Architects referenced:

L-001B, L-010F, L-015A, L-017A, L-020B, L-021B, L-022A, , L-024, L-030A, L-031A, L-032, L-033, L-040, L-044, L-041 all stamped as received by the local planning authority on 17th March 2008
L-011K, L-012J, L-013H, L-014B, L-016D, L-023A all stamped as received by the local planning authority on 7th April 2008

The seceuroguard shutter details, window replacement justification, the summary of principle changes to applicaion, the internal screens, partitions and internal panelling stamped as received by the local planning authority on 7th April 2008
The Description of works, Design and Access Statement and stamped as received by the local planning authority on 17th March 2008
The PPG15 Statement stamped as received by the local planning authority on 12th March 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to employment policy I1.4, environmental improvement and protection policies E2.7, E3.6 and policies DC9.1 'Access for Disabled People' DC18.1 'Conservation Areas and DC19.1 'Listed buildings', of the Manchester Unitary Development Plan.

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.