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.
- A fee of £85 is payable for each request to discharge conditions.
- 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
Mr Daniel Mesrie First Floor Amazon House Brazil Street Manchester M1 3PJ	Miss Rosie Sitford 3rd Floor Amazon House Brazil Street Manchester M1 3PJ

Part I – Particulars of Application

Date of Application	Application ref. no.
24 July 2008	086576/LO/2008/C3

Particulars and location of development:

LISTED BUILDING CONSENT for work associated with the change of use of the ground floor unit plus alterations to the upper floors

Amazon House
3 Brazil Street
Manchester
M1 3PW

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 policies DC19.1 'Listed buildings' and DC18.1 'Conservation Area' and there are no material considerations of sufficient weight to indicate otherwise.

Date of Decision 11 September 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) No development that is hereby approved shall commence 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 be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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 policy DC19.1 'Listed Buildings' of the Unitary Development Plan for the City of Manchester.

3) The planning permission hereby granted does not grant, or imply a grant of, planning permission for any advertisements on the application building.

Reason

For the avoidance of doubt and 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 surrounding Conservation Area within which the site is located and the setting of surrounding listed buildings, as specified in policy DC19.1 and DC18.1; of the Unitary Development Plan for the City of Manchester.

4) 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 Makin Architecture referenced:

E(001), P(110), P(111), P(120), P(200), P(201), P(301), P(302), P(310), P(400), and stamped as received by the City Council as local planning authority on 1st May 2008
E(110) and stamped as received by the City Council as local planning authority on 4th June 2008
P(102)B, P(401) and stamped as received by the City Council as local planning authority on 19th June 2008
P(100)B and stamped as received by the City Council as local planning authority on 24th July 2008
P(300)A, P(103)A and stamped as received by the City Council as local planning authority on 10th September 2008
P(100)D and P(101)E and stamped as received by the City Council as local planning authority on 11th September 2008

The document prepared by Makin Architecture and entitled 1226 - Amazon House and stamped as received by the City Council as local planning authority on 24th July 2008
The PPG15 Design and Access Statement stamped as received by the City Council as local planning authority on 4th June 2008 and addendum stamped as received by the City Council as local planning authority on 25th June 2008 (including the NBS Specifcation).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC18.1 'Conservation Areas;; 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.

Contact **Emily Greaves**
Telephone **0161 234 4618**
Fax **0161 274 7000**
E-mail **e.greaves@manchester.gov.uk**

FAO Rosie Bradley

3rd Floor,
Amazon House,
Brazil Street,
Manchester,
M1 3PJ

Our reference: EG/DC/Letters08/Amazon House
Your reference:

Date 10th September 2008

Dear Ms. Bradley,

Application 086575/FO/2006/C3 and 086576/LO/2008/C3 Amazon House, 3 Brazil Street, Manchester, M1 3PJ

Please find attached the decision notice for the above application.

You are aware that we have had extensive discussions regarding access issues and that you have provided documentation which states that it is not practical to provide full access to throughout the above building at this time. I have considered this information very carefully, and having taken all matters into consideration, in this instance I have recommended that the application be approved.

However, in this context you should not take the approval of the above application to imply that the City Council considers that the proposal complies with the requirements of or discharges your responsibilities in relation to the Disability Discrimination Act (1995) to provide access for all members of the public.

PLEASE KEEP A COPY OF THIS LETTER ATTACHED TO THE APPROVAL NOTICES AND ENSURE THAT ANY FUTURE OCCUPIERS ARE AWARE OF ITS CONTENTS. A COPY OF THIS LETTER WILL BE

RETAINED ON THE ELECTRONIC PLANNING REGISTER ALONG WITH THE DECISION NOTICE.

Yours sincerely

Alison Kershaw
for Head of Planning