John Flinn
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06/08/2012 17:23

To <planning.tst@manchester.gov.uk>
cc
Subject 127 Manchester Rd. Chorlton

Dear Sirs,

ref 100102/LE/2012

I have a letter today on the above reference. No name to call. It states:-

'Please supply evidence that the building works actually took place and were carried out in accordance
with the submitted drawings ie: your Building Regs Notice.'

This is sent me by the technical support team.
I called by telephone to clarify this strange message, but have had no reply.

I can state catagorically that the decking is there and a drive past will confirm this.
This can also be confirmed by your own Enforcement Notice isuued, which has photographs.

The submission also shows the existing plans done by myself. This shows the present extent of decking.
Consent was passed by Planning for decking, but it seems, according to the enforcement notice, that the decking was built 0.8M too long. Planning was granted but I have never seen the Planning drawings,
and they are not accessible on your web site.
I was passed a copy of plans relating to work carried out in 2005. This was a stamped Building regs drawing which
shows decking in both plan and elevation.
This was carried out in about 2005. The decking on these plans scales 5M off the face. More length than has been built.
The decking is still there and has been continually used for 6 years up until The Chopin Bar closed in 2011.

I do not know if the same drawing was used for Planning and Building Regs, perhaps you can advise me on this.

So to answer your question.....of course the works actually took place, the works were carried out in accordance with the submitted drawing 2005 BReg.
infact it was built shorter than this by about 150mm.
What I cannot verify--but you can--is wether the decking matches the planning consent issued some years before.

If the planning drawings give an actual dimension that is less than the built decking, then we need Lawful Use.

If it does not, I would be obliged if you would refer the matter internally back to Enforcement and get them to hold their heat.

I await a comprehensive and factual reply.

yours faithfully

John M Flinn
riba

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