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

Mr Oliver Thomas
OBI Property Ltd
80 Mosley Street
Manchester
M2 3FX

Agent (if used)

Mr Oliver Thomas
OBI Property Ltd
80 Mosley Street
Manchester
M2 3XF

Part 1 – Particulars of the application/development

Proposal: Consent is required for a new glazed entrance door and new plant to an existing enclosed flat roof area. The internal refurbishment of the ground floor lobby and lift, stairs and office accommodation at 1st, 2nd, 4th, 5th and 6th floor levels to include new heating and cooling and lighting schemes.

Location: Northern Assurance Building , 9 Princess Street, Manchester, M2 4DN

Date of application: 19 February 2016

Application number: 111335/LO/2016/C1

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

Discussions have taken place with the applicant in a positive and proactive manner to seek resolution of issues arising in relation to dealing with the planning application. Initial concerns have been addressed in a satisfactory manner.

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, received by the City Council, as local planning authority:

OBI-10357-0.0	Existing Plan (NAB).pdf
OBI-10357A_11_000	GFL Proposed Layout
OBI-10357-0.2A	Reflective Ceiling Plan (NAB).pdf
OBI-10357A_29_000	GFL Floor Finishes Layout
OBI-10357A_28_000	GFL Wall Finishes & Skirtings Layout
OBI-10357A_23_002	GFL Lift Details
OBI-10357A_23_001	GFL Stair Details
OBI-10357-0.9	Existing Ceiling Plan (NAB).pdf
OBI-10357A_10_000	GFL Demolition Layout
OBI-10357A_10_100	1FL Demolition Layout
OBI-10357A_10_200B	2FL Demolition Layout
OBI-10357-1.00	Existing Plan (NAB).pdf
OBI-10357A_11_100	1FLProposed Layout
OBI-10357A_14_100C	1FL Reflected Ceiling Plan
OBI-10357A_29_100C	1FL Floor Finishes Layout
OBI-10357A_28_100	1FL Wall Finishes & Skirtings Layout
OBI-10357-1.6A Lift	Elevation Details 'B'.pdf
OBI-10357A_34_001	Proposed Suite Door
OBI-10357A_24_001	Toilet Details
OBI-10357-2.0	Existing Plan (NAB).pdf
OBI-10357A_11_200C	2FL Proposed Layout
OBI-10357A_14_200C	2FL Reflected Ceiling Plan
OBI-10357A_28_200	2FL Wall Finishes & Skirtings Layout
OBI-10357-2.5	Existing Ceiling Plan.pdf
OBI-10357A_11_300	3FL Proposed Layout
OBI-10357A_29_300C	3FL Floor Finishes Layout
OBI-10357-4.0A	Existing Plan (NAB).pdf
OBI-10357A_11_400	4FL Proposed Layout
OBI-10357A_14_400	4FL Reflected Ceiling plan
OBI-10357A_29_400	4FL Floor Finishes Layout
OBI-10357A_28_400	4FL Wall Finishes & Skirtings Layout
OBI-10357-4.5	Existing Ceiling Plan (NAB).pdf
OBI-10357A_10_400	4FL Demolition Layout
OBI-10357-5.0A	Existing Plan (NAB).pdf
OBI-10357-5.1A	GA Plan (NAB).pdf
OBI-10357A_14_500	5FL Reflected Ceiling Plan
OBI-10357A_29_500	5FL Floor Finishes Layout
OBI-10357A_10_400	4FL Demolition Layout
OBI-10357-5.5	Existing Ceiling Plan (NAB).pdf
OBI-10357A_10_500	5FL Demolition Layout
OBI-10357-6.0	Existing Demolition Plan (NAB).pdf
OBI-10357-6.0A	Existing Plan (NAB).pdf
OBI-10357-6.1	GA Plan (NAB).pdf
OBI-10357-6.2	Reflective Ceiling Plan.pdf
OBI-10357A_29_600	6FL Floor Finishes Layout
OBI-10357-6.5	Existing Ceiling Plan (NAB).pdf
OBI-10357-6.D0A	Demolition Plan (NAB).pdf
OBI-10357-E.1	Existing Elevation 1 (NAB) TENDER.pdf
OBI-10357-E.2	Existing Elevation 2 (NAB) TENDER.pdf
OBI-10357-E.2	Proposed Elevation 2 (NAB) TENDER.pdf
OBI-10357A_22_100	Proposed Roof Plan
OBI-10357-E.3	Proposed Elevation 3 (NAB) TENDER.pdf
OBI-10357-LP.0	Location Plan (NAB).pdf

OBI-10357-R.1	Existing Roof Plan (NAB).pdf
OBI-10357A_22_	100 Proposed Roof Plan
OBI-10357-SB.0	Site Boundary (NAB).pdf
OBI-10357-T.1	Typical Details (NAB).pdf
OBI-10357A_35_500	Facade Panels
OBI-10357A_12_100	1FL Section
OBI-10357A_12_200	2FL Section
OBI-10357A_12_400	3FL Section
OBI-10357A_12_500	4FL Section
OBI-10357A_45_001	Finishes Schedule
B7967_M_401 D	
B7967_M_402 C	
B7967_M_402 C	
B7967_M_402 C	
B7967_M_406 A	

Heritage Statement - Northern Assurance Building
REV A_01_NAB-Design and Access Statement_19.05.16
16026-R01-B Environmental noise survey report NAB
01_Method Statement-Lime and Lath Plaster repairs
Turley_Addendum to Albert Sq Heritage Statements_19.05.16

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy DC19.1 (Listed Buildings) contained with the Unitary Development Plan for the City of Manchester, Policy DM1 (Development Management) of the Manchester Core Strategy and section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework.

3) 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.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of securing the heritage value of the building and in the interests of the visual amenity of the building and the area within which it is located, pursuant to saved UDP policy DC19.1 (listed buildings) and Core Strategy Policy DM1.

4) Within two months from the date of this consent, full details of repairs to the mosaic tiled floor to the entrance shall be submitted to the City Council, as local planning authority. Further to the approval of the details by the City Council, as local planning authority, works shall be carried out entirely in accordance with the approval granted..

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of securing the heritage value of the building and in the interests of the visual amenity of the building and the area within which it is located, pursuant to saved UDP policy DC19.1 (listed buildings) and Core Strategy Policy DM1.

5) Within two months from the date of this consent, full details of the proposed wall mounted screen in the entrance lobby shall be submitted to the City Council, as local planning authority. Further to the approval of the details by the City Council, as local

planning authority, works shall be carried out entirely in accordance with the approval granted..

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of securing the heritage value of the building and in the interests of the visual amenity of the building and the area within which it is located, pursuant to saved UDP policy DC19.1 (listed buildings) and Core Strategy Policy DM1.

6) Within two months from the date of this consent, a full survey of all exposed cornices, where they exist, showing which are to be repaired and reinstated, shall be carried out, and submitted to the City Council, as local planning authority. Further to the approval of the details by the City Council, as local planning authority, works shall be carried out entirely in accordance with the approval granted..

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of securing the heritage value of the building and in the interests of the visual amenity of the building and the area within which it is located, pursuant to saved UDP policy DC19.1 (listed buildings) and Core Strategy Policy DM1.

7) Within two months from the date of this consent, full details of wall finishes shall be submitted to the City Council, as local planning authority. Further to the approval of the details by the City Council, as local planning authority, works shall be carried out entirely in accordance with the approval granted..

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of securing the heritage value of the building and in the interests of the visual amenity of the building and the area within which it is located, pursuant to saved UDP policy DC19.1 (listed buildings) and Core Strategy Policy DM1.

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

In relation to the proposed louvres, the sample to be submitted to the City Council, as local planning authority, in accordance with condition 03 of this consent, shall be as shown on drawing 22-100.

Date: 10 June 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.