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 Feroz Patel
Bukhara Manchester
107 Cheetham Hill Road
Cheetham
Manchester
M8 8PY

Agent (if used)

Miss Elizabeth Mullett
DV8 Designs Ltd
Lovell House The Quadrant
Birchwood Park
Warrington
WA3 6FW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external alterations, including, decoration work, additional stud walls, infilling of windows, creation of new external doorway, drainage to add toilets on the ground floor, installation of new internal disabled platform lift from the ground to first floor level, and installation of an external cold store.

Location: 107 Cheetham Hill Road, Cheetham, Manchester, M8 8PY

Date of application: 18 February 2016

Application number: 111129/LO/2016/N1

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

Officers have worked with the Applicant / Agent in a positive and proactive manner in order to guide the Application through all stages of the Planning process, and have resolved issues that have arisen whilst dealing with the Application.

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:

Application form, received 29/1/16
Rear external cold store, and rear window reinstatement as shown within drawing 201 Rev. A, received 11/3/16 (not including externally mounted fume extraction flue)
Specification for MC2000 - Vertical Platform Lift, received 18/2/16
Design and Access Statement, received 29/1/16
Schedule of works, received 18/2/16
Drawings with prefix 1564: 105 Rev. D, received 29/1/16, 104, received 18/2/16, 105 Rev. F, received 18/2/16, 103 Rev. E, received 29/1/16, 103 Rev. H, received 18/2/16, 102 Rev. A, received 18/2/16, 704 Rev. B, received 18/2/16, 705 Rev. D, received 18/2/16, 401 Rev. A, received 18/2/16, 701 Rev. C, received 18/2/16, 702 Rev. C, received 18/2/16, 402, received 18/2/16, and 707 Rev. A, received 18/2/16.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Manchester's Core Strategy, including policies DM1 and EN3, and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding drawing 201 Rev. A, received 11/3/16, full elevational and locational details of proposed screening to the cold store and associated plant, and a timetable for the installation of the screening, shall be submitted to the City Council as local planning authority for approval in writing, prior to the installation of the cold store and associated plant. The approved screening shall be installed within the approved timescale, and in accordance with the approved scheme, and shall be so maintained. If the cold store, screen and plant are no longer required, the structures shall be removed within one month of ceasing their use.

Reason - In the interests of amenity, the character and appearance of the listed building, and the setting of the listed building, pursuant to Manchester's Core Strategy, including policies DM1, EN3, EN1, and EC1, and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

4) Prior to the installation of the creation of the new door opening for the cold store, and notwithstanding drawing 201 Rev. A, received 11/3/16, a method statement along with full elevational, sectional and material details of the proposed new door opening to the cold store shall be submitted to the City Council as local planning authority for approval in writing. The approved door opening shall be installed in accordance with the approved scheme, and shall be so maintained.

Reason - In the interests of the integrity, character and appearance of the listed building, pursuant to Manchester's Core Strategy, including policies DM1, EN3, EN1, and EC1, and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the submitted Application, prior to the commencement of any works to install new drainage to the bathrooms, a method statement and full details of any proposed works to the building in association with the installation of drainage, shall be submitted to, and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented and be in place prior to the systems first use. Should the driange scheme be no longer required, the system shall be removed and the building repaired in accordance with a method statement and timescale which has been previously agreed in writing with the City Council, as Local Planning Authrotiy.

Reason - In the interests of the integrity, character and appearance of the listed building, pursuant to Manchester's Core Strategy, including policies DM1, EN3, EN1,

and EC1, and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding drawing 201 Rev A stamped as received by the City Council, as Local Planning Authrotiy, prior to any works taking place to install the fume extraction system, a detailed method statement for the installation of the system shall be submitted for approval in writing by the City Council, as Local Planning Authrotiy. For the avoidance of doubt, such details shall include details of how the flue will be attached to the listed building including appropriate fixing details and colour scheme for the painting of the flue. The installation of the fume extraction system shall be carried out in accordance with the details agreed and be in place prior to the first use of the flue. Should the fume extraction be no longer required, the structure shall be removed and the building repaired in accordance with a method statement and timescale which has been previously agreed in writing with the City Council, as Local Planning Authrotiy.

Reason - To ensure the appearance and installation of the fume extraction system is appropriate in respect of visual amenity of the Listed Building pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

7) Notwithstanding drawing 201 Rev A stamped as received by the City Council, as Local Planning Authrotiy, prior to any works to alter the sash window, a detailed method statement for the repair of the window shall be submitted for approval in writing by the City Council, as Local Planning Authrotiy. The alteration to the window shall be carried out in accordance with the previously agreed details.

Reason - To ensure the window alteration is appropriate in the context of the Listed Building and in the interest of visual amenity of the Listed Building pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the National Planning Policy Framework.

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

Date: 14 April 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.