MANCHESTER CITY COUNCIL

Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

Refusal of Listed Building Consent

Applicant

Grosvenor Casinos Limited
Statesman House
Stafferton Way
Maidenhead
Berkshire
SL6 1AY

Agent (if used)

Ms Catherine Dore
CAD Design
73 Framingham Road
Brooklands
Sale
M33 3RH

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT Installation of a canopy on the front elevation of the building to form a smoking shelter

Location: Grosvenor (Soames) Casino , 35 George Street, Manchester, M1 4HQ

Date of application: 12 September 2014

Application number: 105572/LO/2014/C2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 31 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included advice at pre application stage and during the process of the application regarding the acceptability of the proposals and the issues to consider.

Reason(s) for decision

1) The proposed smoking shelter, by virtue of its siting, size, design and appearance, would constitute a visually intrusive and incongruous feature on a listed building and within the George Street Conservation and would not preserve or enhance these designated heritage assets having a severe detrimental impact, and is considered to be contrary to Government Guidance contained in Section 12 (Conserving and enhancing the Historic Environment), the Core Strategy for the City of Manchester, in particular Polices SP1 (Spatial Principles), CC9 (Design and Heritage), DM1 (Development

Management) and EN3 (Heritage) and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester.

Date: 7 November 2014

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision refers only to that required under the Planning (Listed Buildings & 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 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.

3. 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.

4. 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..