The Planning Inspectorate

Further information about us and the planning appeal system is available on our website
www.planning-inspectorate.gov.uk

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REGISTERED

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section K are not received by us within the 6 month period, the appeal will not be accepted.

PLEASE PRINT CLEARLY IN CAPITALS USING BLACK INK

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the consent application form.

Name

Organisation Name (if applicable) GARDENER CAFINOS LTD

Address STATESMAN HOUSE, STAFFORTON WAY, MAIDENHEAD, BERKS

Postcode SL6 1AY

Daytime Tel [illegible] Fax

Email

I prefer to be contacted by Email Post

B. AGENT DETAILS (if any) FOR THE APPEAL

Name

Organisation Name (if applicable) MURRAYA ASSOCIATES

Address 16 SOUTH ROAD, BISHOPS STORTFORD, HERTS

Postcode CM23 3JH

Your Ref 4004/APPEAL

Daytime Tel 01279 503 616 Fax

Email graham.murray@btconnect.com

I prefer to be contacted by Email ✓ Post

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA MANCHESTER CITY COUNCIL

LPA's application reference no. 105572/LO/2014/C2

Date of the LBC/CAC application 29/04/14

Date of LPA's decision notice (if issued) 07/11/14

D. APPEAL SITE ADDRESS

Address GREENHOUSE CASINO, 35-39a GEORGE STREET, MANCHESTER

Postcode M1 4HQ **Note: Failure to provide the full postcode may delay the processing of your appeal.**

Is the appeal site within a Green Belt? YES NO ✓

E. SUPPORTING INFORMATION

		Grade I	Grade II*	Grade II
1	If the building is listed, please indicate the grade of building			✓
2	Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	YES	(NO)	
3	Does the appeal relate to an application for conservation area consent?	YES	(NO)	

F. DESCRIPTION OF THE DEVELOPMENT

Please enter details of the proposed development. This should normally be taken from the consent application form, but if the application was revised (and agreed) while it was with the local planning authority for consideration, you may enter a description of the revised scheme.

INSTALLATION OF CANOPY ON THE FRONT ELEVATION OF THE BUILDING TO FORM A SMOKING SHELTER

Size of the whole appeal site (in hectares) 450 m²

Area of floor space of proposed development (in square metres) N/K

Has the description of the development changed from that entered on the application form? YES NO ✓

G. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to: *Please tick **ONE** box only* ✓

** Delete as appropriate*

1	Refuse *listed building consent/conservation area consent for the development described in Section F.	1	✓
2	Grant *listed building consent/conservation area consent for the development subject to conditions to which you object.	2	
3	Refuse to vary a condition(s) in a previous grant of *listed building consent/conservation area consent.	3	
4	Refuse to remove a condition(s) in a previous grant of *listed building consent/conservation area consent.	4	
	OR		
5	The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for *listed building consent/conservation area consent.	5	

H. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. Those procedures are the same as the ones used to decide listed building/conservation area consent appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views. ✓

1 WRITTEN REPRESENTATIONS W ✓

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions to buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a) If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? YES ✓ NO

b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? YES NO ✓

If the answer to **1b** is 'YES' please explain

2 HEARINGS H

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of written 'grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

3 INQUIRIES I

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and particularly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

I. GROUNDS OF APPEAL

If you have requested the written procedure, please provide your **FULL** grounds of appeal. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting listed building consent or conservation area consent, if appropriate.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

SEE ATTACHED

I. GROUNDS OF APPEAL (continued)

J. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal.
YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.

Please read the enclosed *Guidance Notes* if in doubt.

*Please tick **ONE** box only* ✓

If you are the <u>sole</u> owner of the <u>whole</u> appeal site, certificate A will apply:

CERTIFICATE A A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the building to which the appeal relates:

OR

CERTIFICATE B B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of the building to which the appeal relates, as listed below:

Owner's Name	Address at which the notice was served	Date the notice was served
EARTH PROPERTIES	CLIVE HOUSE, OLD BRUNSWICK MEWS,	16.01.15
	HAMPSTEAD, LONDON NW3 1PZ	

CERTIFICATES C and D C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

K. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-9 must also be sent if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

		✓
1	A copy of the original **listed building consent/conservation area consent** application sent to the LPA.	1 ✓
2	A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form).	2 ✓
3	A copy of the **LPA's decision notice** (if issued).	3 ✓
4	A **site plan** (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.	4 ✓
5	A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. CAD DRGS 14/5001 01 & 02	5 ✓
6	A list (stating drawing numbers) and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).	6

Copies of the following must also be sent, if appropriate:

7	**Additional plans, drawings or documents** relating to the application but not previously seen by the LPA. Please number them clearly and list the numbers here:	7
8	If the appeal is against the LPA's refusal or failure to decide an application for consent which relates to a **condition**, we must have a copy of the original consent with the condition attached.	8
9	Any relevant **correspondence** with the LPA.	9
10	If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.	10 ✓

PLANNING APPEAL FOR THIS PROPOSAL

PLANNING AND LBC APPEALS FOR ALTERNATIVE RETAIL PROPOSAL

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

L. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not your appeal will not normally be accepted).*

2 I confirm that all sections have been fully completed and that the details of the ownership (section J) are correct to the best of my knowledge.

Signature [redacted] Date 16.01.15

Name (in capitals) MURCOTT ASSOCIATES

On behalf of (if applicable) GREENACRE CASINGS LTD

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

1 COPY to us at:

The Planning Inspectorate
Registry/Scanning Team
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

1 COPY to the LPA

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

1 COPY for you to keep

When we receive your appeal form, we will:

1 Tell you if it is valid and who is dealing with it.

2 Tell you and the LPA the procedure for your appeal.

3 Tell you the timetable for sending further information or representations.

YOU MUST KEEP TO THE TIMETABLE
If information or representations are sent late we may disregard them.
They will not be seen by the Inspector but will be sent back to you.

4 Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

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