MANCHESTER CITY COUNCIL

Planning
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planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Jeff | Surname: Noon

Company name: Planet Interiors

Street address: 5 Beech Park
Bucklow Hill
Bowden
Town/City: Altrincham
County: Cheshire
Country: United Kingdom
Postcode: WA14 3JP

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Simon | Surname: Mather

Company name: Leach Rhodes Walker

Street address: Riverside
New Bailey Street
Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M3 5AA

	Country Code	National Number	Extension Number
Telephone number:		01618336855	
Mobile number:			
Fax number:			

Email address: simon.mather@lrw.co.uk

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 20 Suffix:

House name:

Street address: Hulme Street

Town/City: Manchester

County: Gtr Manchester

Postcode: M1 5BW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 383989

Northing: 397344

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Angela Surname: Leckie

Reference: telephone conversation

Date (DD/MM/YYYY): 15/04/2014 (Must be pre-application submission)

Details of the pre-application advice received:

Verbally advised that there shouldn't be an issue in downgrading the BRE rating from 'very good' to 'good' in light of the existing nature of the building and limitations of the listed status.

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Change of use of basement, ground and first floor offices (B1) into
apartments (C3) and existing 2nd and 3rd floor residential lofts to be retained.

Application reference number: 103736/FO/2013/C1 Date of decision: 20/12/2013

Please state the condition number(s) to which this application relates:

Condition number(s):

4

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 02/01/2014

Has the development been completed? ( ) Yes (•) No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Due to the existing building being grade 2 listed, and the subsequent constraints placed upon the project in terms of retaining & exposing existing features, the applicant is unable to improve the U-values of the existing fabric to the levels required to achieve a BREEAM rating of very good.
The restrictions relate to the exposing of existing masonry walls & soffit vaults (as requested by the conservation officer), the existing floor levels, and adjacent unheated spaces outside of ownership, limiting the possible treatments to improve the U-values between floors & walls.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

We would request the council consider condition 4 of approval 103736/FO/2013/C1 be changed to state 'the development shall achieve a post construction BREEAM rating of good'.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

( ) The agent (•) The applicant ( ) Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title:	Mr	First name:	Simon	Surname:	Mather

Person role: Agent

Declaration date: 15/04/2014

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 15/04/2014