MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant	Agent (if used)
George, Rosemary, Hannah Kernycznyj And Sajmir Kera 33 Thomas Street Manchester M4 1NA	John Wood John Wood Architect 14 Renshaw Street Altrincham WA14 1JP

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 7a (Shopfront Details),b (Flooring) ,f (Basement Staircase) and g (Rear Staircase) of Listed Building Consent 138848/JO/2023.

Location: 33 Thomas Street, Manchester, M4 1NA

Date of application: 25 June 2025

Application number: CDN/25/0642

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 7 Details
Condition 7 Details

Condition 7 (a):Shopfront treatment based on any findings as a result of the discharge of condition 4.

On the basis of implementation in accordance with the following:

Dwg '1661-3103 External Opening OE-00-02 and '1661-V04 Paint Samples.

this part of the condition is discharged

Condition 7 b) : Floor build up within the basement based on any findings as a result of the discharge of condition 4.

On the basis of implementation in accordance with the following:

Dwgs 1661-1301 Basement Floor Build-up and 1661-1302-02 Brick Flooring Layout.

and samples were agreed via email 7 May 2024, (see '1661-250507 Brick flooring emails)

this part of the condition is discharged

Condition 7 (f): New staircase to basement and between ground floor and first floor, including detailed cross-section, materials, details of handrailetc.

On the basis of implementation in accordance with the following:

Dwgs 1661-2411-06 ST01 - Basement to GF Stair and 1661-2421-03 ST02 - GF to FF Stair.

this part of the condition is discharged

Condition 7 (g): Works to enclose the historic rear staircase on the first floor and second floor, including details of overboarding, handrails and any additional repairs to existing steps.

On the basis of implementation in accordance with the following:

Dwg 1661-2431-04 ST03 - FF to SF Stair

this part of the condition is discharged

Date: 13 August 2025

Signed:

Julie Roscoe
Director 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 Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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 gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

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 Secretary of State has power to allow a longer period for the giving of a notice of appeal but they 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 Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.