

By Email Only

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14th May 2025

Dear Sir/Madam,

Re: Demolition in a Conservation Area, at Northern Lawn Tennis Club, Palatine Road, Manchester, M20 3YA.

Please find enclosed an application for Demolition in a Conservation Area of the existing indoor court building at the Northern Lawn Tennis Club, to facilitate the development of a new building, adjacent to 5A Parkfield Road South.

This application has been submitted on the planning portal via ref. PP-13757104. To accompany this application, the following information has been submitted alongside this supporting covering letter:

- Existing Site Plan
- Existing Site Elevations
- Demolition Method Statement
- Arboricultural Impact Assessment
- Arboricultural Metho Statement
- Preliminary Ecological Assessment
- Location Plan

A previous application for the demolition of the existing building was approved on the 12th August 2016 (Ref. 110452/FO/2015/S2). The application was granted with Condition 1 stating that the development must begin no later than three years from the date of permission (12th August 2019). As the time frame for the commencement of the development set forth in that approval has now lapsed, we are resubmitting an application for the same demolition works under the same principles. We believe that given the unchanged circumstances, this application remains consistent with the previously approved application.

The original approval was granted on the basis that the proposed demolition and subsequent development would not adversely affect the character or appearance of the Blackburn Conservation Area nor harm the residential amenity of the surrounding locality. As the circumstances remain the same, we are confident that this application aligns with the previous decision, and we do not foresee any new concerns arising.

In accordance with Saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester, Policies SP1, DM1, and EN3 of the Core Strategy, and the National Planning Policy Framework (2024), we are confident that the proposed demolition will not result in any harm to the character or appearance of the conservation area.

The continued acceptability of this proposal is supported by the fact that no material changes have occurred since the 2016 approval, and no additional concerns have been raised regarding the principle of demolition.

I trust that the information provided is sufficient for you to validate and then process the application, but if you do require any further information then please do not hesitate to contact me in the first instance.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Victoria Coleman', written in a cursive style.

Victoria Coleman

Senior Planner

For and on behalf of NJL Consulting