

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

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

Listed Building Consent

Applicant

Mr Daniel Stinton
University of Manchester
Oxford Road
Manchester
M13 9PL

Agent (if used)

Mr Jason Lloyd
Halliday Meecham Architects
111 Piccadilly
Manchester
M1 2HY

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the internal refurbishment of vacant spaces to the ground floor and first floors, external decoration, repairs to render and replacement signage.

Location: William Kay House, 327- 333 Oxford Road, Manchester, M13 9PG

Date of application: 14 March 2025

Application number: 142319/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included ongoing advice about the information required to be submitted to support the application and discussions regarding amendments to the proposals that have allowed that application to be approved.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

The location plan referenced 5668-HMA-WK-ZZ-DR-A-0001 Rev P01 received by the City Council as local planning authority on 2 March 2025

The drawings referenced:

5807-HMA-WK-ZZ-DR-A-0201 Rev P05
5807-HMA-WK-ZZ-DR-A-0202 Rev P05
5807-HMA-WK-ZZ-DR-A-0206 Rev P01
5807-HMA-WK-ZZ-DR-A-0207 Rev P01
5807-HMA-WK-ZZ-DR-A-0208 Rev P01
5807-HMA-WK-ZZ-DR-A-0156 Rev P01
5807-HMA-WK-ZZ-DR-A-0157 Rev P01
5807-HMA-WK-ZZ-DR-A-0158 Rev P01
5807-HMA-WK-ZZ-DR-A-0251 Rev P02
5807-HMA-WK-ZZ-DR-A-0306 Rev P01
5807-HMA-WK-ZZ-DR-A-0307 Rev P01
5807-HMA-WK-ZZ-DR-A-0309 Rev P01
5807-HMA-WK-ZZ-DR-A-0501 Rev P02
5807-HMA-WK-ZZ-DR-A-0502 Rev P02
5668-HMA-WK-ZZ-DR-A-0308 Rev P03

Received by the City Council as local planning authority on 2 March 2025

5807-HMA-WK-L1-DR-A-0119 Rev P02
5807-HMA-WK-L1-DR-A-0121 Rev P02
5807-HMA-WK-L1-DR-A-0122 Rev P02
5807-HMA-WK-L0-DR-A-0110 Rev P02
5807-HMA-WK-L0-DR-A-0111 Rev P02
5807-HMA-WK-L0-DR-A-0113 Rev P02
5807-HMA-WK-L0-DR-A-0114 Rev P02
5807-HMA-WK-L0-DR-A-0115 Rev P02
5807-HMA-WK-L0-DR-A-0114 Rev P02
5807-HMA-WK-L0-DR-A-0118 Rev P02
5807-HMA-WK-ZZ-DR-A-20110 Rev P02
5807-HMA-WK-ZZ-DR-A-20111 Rev P02
5807-HMA-WK-ZZ-DR-A-20201 Rev P03
5807-HMA-WK-L1-DR-A-35006 Rev P01
5807-HMA-WK-L1-DR-A-0123 Rev P02
9161-TTE-XX-02-DR-M-500103 Rev P01
9161-TTE-XX-02-DR-E-670104 Rev P01
9161-TTE-XX-00-DR-E-620101 Rev P03
9161-TTE-XX-00-DR-E-620103 Rev P03
9161-TTE-XX-00-DR-E-670102 Rev P01
9161-TTE-XX-00-DR-E-630101 Rev P03
9161-TTE-XX-00-DR-E-630105 Rev P03
9161-TTE-XX-01-DR-E-630106 Rev P03
9161-TTE-XX-01-DR-E-670102 Rev P01
9161-TTE-XX-01-DR-E-670103 Rev P01

Received by the City Council as local planning authority on 8 May 2025

The Heritage, Design and Access Statement prepared by Halliday Meecham Architects received by the City Council as local planning authority on 18 March 2025

The Autex Acoustics specification sheet received by the City Council as local planning authority on 8 May 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DM1, EN1, EN3, CC9, CC10 and SP1 and saved policy DC18.1 of the Unitary Development Plan.

3) Prior to the commencement of the external redecoration of the building the paint specification for the paint to be used in the redecoration of the Oxford Road facade shall be submitted to and approved by the City Council as local planning authority. The Oxford Road facade shall then be redecorated in the approved paint.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of the internal redecoration of the building full details of the paint, varnish etc. specifications and colours to be used in the redecoration of walls, ceilings and features shall be submitted to and approved by the City Council as local planning authority. The internal areas of the building shall then be redecorated in the approved paint, varnish etc.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) Prior to the removal of the existing radiators, the manufacturers specification and details of the associated fixings of the column radiators to be installed on the ground, first and second floors of the building shall be submitted to and approved by the City Council as local planning authority. The replacement radiators shall then be installed fully and only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) a) Prior to the removal of any historic or original fabric, structural surveys, intrusive survey details, detailed remediation statements and specifications and extent of works shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any fabric. The approved repair, reinstatement and making good works shall be completed fully and only in accordance with the approved details and methodologies within 3 months of completion of the development.

b) Prior to the redecoration of the internal and external parts of the property full details, including repair and reinstatement methodologies of the repair and structural remediation to the areas of cracked and/or failed render and underlying fabric, the making good of fabric fixtures and fittings affected by demolition and removals and the repair of existing windows shall be submitted to and approved by the City Council as local planning authority. The approved repair, reinstatement and making good works shall be completed fully and only in accordance with the approved details and methodologies within 3 months of completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 9 May 2025

Signed:

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

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 Planning (Listed Buildings and 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 permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the 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 gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or 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 their 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.