MANCHESTER CITY COUNCIL

# Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

## Refusal of Listed Building Consent

**Applicant**

Father Anthony Ekpunobi
RC Parish of Our Lady & St John Chorlton
St Johns Presbytery
1 St Clements Road
Manchester
M21 9EE

**Agent (if used)**

Victoria Jane Saunders
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Stockport
SK4 3BS

## Part 1 – Particulars of the application/development

**Proposal**: Listed Building Consent for upgrade of the fire resistance of the ceiling to the basement boiler room and the enclosure of the escape stair from the basement to the ground floor, upgrade of existing emergency lighting installation, installation of alarm

**Location**: St Johns Presbytery, 1 St Clements Road, Manchester, M21 9EE

**Date of application**: 19 November 2024

**Application number**: 141345/LO/2024

## Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

## Article 35 Declaration

Officers have attempted to work with the agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building consent application. Significant issues arising from the accuracy and adequacy of the submitted plans and information have arisen during the consideration of this application and a satisfactory resolution has not been reached.

## Reason(s) for decision

1) The drawings and information submitted to date are inaccurate, insufficient and inadequate. Corrected plans and additional details have been requested but not submitted; therefore, given the quality, accuracy, and adequacy of the submitted drawings and information, and the uncertainty of how the proposal may impact and cause harm to the Grade II listed asset, the City Council is unable to support this application, as it conflicts with the principles set out under the Planning (Listed Buildings

and Conservation Areas) Act 1990, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Manchester Core Strategy, policy JP-P2 of Places for Everyone, and chapter 16 of the National Planning Policy Framework.

Date: 13 January 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 decision refers only to that required under the Planning (Listed Buildings & 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 consent or approval for the proposed development, or to grant consent or approval subject to conditions, they 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. If consent is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent 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 27 of the Act..