

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

Approval of details reserved by condition

Applicant

Nikar Properties (No 2) Limited
C/o Agent

Agent (if used)

Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Internal Methodology), 4 (Secondary Glazing), 5 (Basement Windows), 6 (Ventilators & ducts), 7 (Door Details), and 8 (Roof light) attached to Listed Building Consent 136626/LO/2023.

Location: 28 St John Street, Manchester, M3 4DJ

Date of application: 10 July 2024

Application number: CDN/24/0618

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.

Internal Methodology

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_C_100I: Proposed Basement and Ground Floors (Received 06/09/2024)
- o A665_C_101F: Proposed 1st and 2nd Floors (Received 06/09/2024)
- o A665_C_120: Plaster Identifier Plan_BA & GF (Received 21/10/2024)
- o A665_C_121: Plaster Identifier Plan_1st & 2nd Floor (Received 21/10/2024)
- o A665_C_122: Original Floor Boards Identifier Plan_BA&GF (Received 30/10/2024)
- o A665_C_123: Original Floor Boards Identifier Plan_1F&2F (Received 30/10/2024)
- o A665_P_202C: Proposed Basement, GF & 1ST Floor Plans (Received 06/09/2024)
- o A665_C_300A: Proposed GA Elevation
- o A665_C_305: Basement Vent Grills (Received 06/09/2024)
- o A665_C_311: Proposed GA Elevations-Acoustic Vents Detail
- o A665_C_312: Acoustic Vents Diagram (Received 02/10/2024)

- o A665_C_725: Unit 2_Sloping Partion Wall @GF Stairs
- o A665_C_726: Unit 2_New Stair to Basement-Brick Wall Capping
- o A665_C_727: Unit 2_New Stair to Basement - Stepped Wall
- o A665_C_728: Unit 2_New Stair to Basement-Brick Wall Capping
- o A665_C_729: Unit 2_New Stair to Basement-Brick Wall Capping
- o A665_C_753: Curiosity Cabinet - Typical Details C
- o A665_C_754A: Curiosity Cabinet - Typical Details D
- o A665_C_755A: Curiosity Cabinet - Typical Details E
- o A665_C_756A: Curiosity Cabinet - Typical Details E
- o A665_C_757: Ensuite Type 6
- o A665_C_758: Ensuite Type 6_Details
- o A665_C_759: Shower Room Type 9
- o A665_C_760: Shower Room Type 9_Details
- o A665_C_800A: Unit 2 Boxing Out @ GF LVL
- o A665_T_802: Proposed Secondary Glazing Details (Received 06/09/2024)
- o A665_C_803: Bay Window-Secondary Glazing Details
- o A665_C_804: Basement Units Windows
- o A665_C_806: Door to Arched Boiler Storage
- o A665_C_806: Proposed Secondary Glazing Details (Received 06/09/2024)
- o A665_P_806: Byrom Street/St Johns West Façade (Received 06/09/2024)
- o A665_C_810: Unit 3_Cupboard Cover to knock through at BA
- o A665_C_811: Unit 1_Cupboard Cover to knock through at GF
- o A665_C_818: Internal Doors and Glazing Types Basement
- o A665_C_819: Internal Doors and Glazing Types-GF Office
- o A665_C_8022: Unit 1_Gym Room Access to Basement (1 of 2)
- o A665_C_8023: Unit 1_Gym Room Access to Basement (2 of 2)
- o A665_C_8024: Unit 1_Gym Room Access to Basement-Details (1of 2)
- o A665_C_8025: Unit 1_Gym Room Access to Basement-Details (2 of 2)
- o A665_C_850: Basement Units Windows - Vent Grills (Received 06/09/2024)
- o A665_T_3001: Proposed Party Wall Infill Details 1
- o A665_T_3002: Proposed Party Wall Details 2
- o A665_T_3003: Proposed New Front Door
- o A665_T_3004: Proposed Soil Pipe Details - Type A
- o A665_T_3005: Proposed Soil Pipe Details - Type B
- o A665_T_3006: Proposed Replacement Roof Light
- o A665_P_3006D: Proposed Mech Vent & Soil Pipe Schematic 1 of 2
- o A665_P_3007B: Proposed Mech Vent & Soil Pipe Schematic 2 of 2
- o A665_T_3009: Infill Skirting Detail
- o A665_C_3010: Mechanical Ventilation Duct - Type A
- o A665_C_3011: Mechanical Ventilation Duct - Type B
- o A665_C_3012: Mechanical Ventilation Duct - Type D
- o A665_C_3013: Mechanical Ventilation Duct - Type C
- o A665_C_3014: Proposed Ventilator Terminal to Extract Duct
- o A665_T_3050: Proposed Party Floor Detail (Received 09/10/2024)
- o A665_T_802: Proposed Secondary Glazing Details
- o VELUX Conservation Roof Window GGL
- o WECE/399/M/300 Revision P2: Mechanical Services Ventilation Layout
- Basement & Ground Floor (Received 06/09/2024)
- o Site Photographs (Received 09/10/2024)
- o Site Photographs (Received 21/10/2024)
- o Limelite Lime Mortar Specification Sheet (Received 09/10/2024)
- o Limelite Renovating Plaster Specification Sheet (Received 09/10/2024)
- o Wood Finishes Direct Specification Sheet (Received 09/10/2024)

All stamped as received by the City Council as Local Planning Authority on 10/07/2024, unless stated otherwise.

The submitted information is considered to be acceptable in relation to condition 3 only. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 3 is now discharged on this basis.

Secondary Glazing

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_T_802: Proposed Secondary Glazing Details (Received 06/09/2024)
- o A665_C_803: Bay Window-Secondary Glazing Details
- o A665_C_806: Proposed Secondary Glazing Details (Received 06/09/2024)
- o A665_T_802: Proposed Secondary Glazing Details

All stamped as received by the City Council as Local Planning Authority on 10/07/2024, unless stated otherwise.

The submitted information is considered to be acceptable in relation to condition 4 only. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 4 is now discharged on this basis.

Basement Windows

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_C_804: Basement Units Windows
- o A665_C_850: Basement Units Windows - Vent Grills (Received 06/09/2024)

All stamped as received by the City Council as Local Planning Authority on 10/07/2024, unless stated otherwise.

The submitted information is considered to be acceptable in relation to condition 5 only. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 5 is now discharged on this basis.

Ventilators & Ducts

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_C_300A: Proposed GA Elevation

- o A665_C_305: Basement Vent Grills (Received 06/09/2024)
- o A665_C_311: Proposed GA Elevations-Acoustic Vents Detail
- o A665_C_312: Acoustic Vents Diagram (Received 02/10/2024)
- o A665_C_850: Basement Units Windows - Vent Grills (Received 06/09/2024)
- o A665_C_3010: Mechanical Ventilation Duct - Type A
- o A665_C_3011: Mechanical Ventilation Duct - Type B
- o A665_C_3012: Mechanical Ventilation Duct - Type D
- o A665_C_3013: Mechanical Ventilation Duct - Type C
- o A665_C_3014: Proposed Ventilator Terminal to Extract Duct
- o WECE/399/M/300 Revision P2: Mechanical Services Ventilation Layout Basement & Ground Floor (Received 06/09/2024)

All stamped as received by the City Council as Local Planning Authority on 10/07/2024, unless stated otherwise.

The submitted information is considered to be acceptable in relation to all parts of condition 6 only. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 6 is now discharged on this basis.

Door Details

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_C_300A: Proposed GA Elevation
- o A665_T_3003: Proposed New Front Door

All stamped as received by the City Council as Local Planning Authority on 10/07/2024.

The submitted information is considered to be acceptable in relation to all parts of condition 7. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 7 is now discharged on this basis.

Roof Light

The following information has been submitted in respect of this planning condition:

- o Covering Letter (Prepared by Paul Butler Associates; Dated 10/07/2024)
- o A665_T_001: Architectural Method Statement & Specification of Building Elements (Prepared by Ollier Smurthwaite Architects; Dated 08/09/2023)
- o A665_T_3006: Proposed Replacement Roof Light
- o VELUX Conservation Roof Window GGL

All stamped as received by the City Council as Local Planning Authority on 10/07/2024.

The submitted information is considered to be acceptable in relation to condition 8 only. To fully comply with the requirements of the condition the development shall be completed in accordance with the approved details.

Condition 8 is now discharged on this basis.

Date: 7 November 2024

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 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 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.