MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

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

Listed Building Consent

Applicant

Mr Craig Garbutt
Newcastle Building Society
1 Cobalt Parkway
Wallsend
Newcastle Upon Tyne
NE28 9EJ

Agent (if used)

Mr MWE Architects
MWE Architects
Unit 1
Bearl Farm
Stocksfield
NE43 7AL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for alterations to basement, ground, and first floors.

Location: 74 King Street, Manchester, M2 4NJ

Date of application: 22 October 2024

Application number: 141165/LO/2024

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

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 be carried out in accordance with the following drawings and documents:

Location plan, ref: OS (received 04/10/2024)
Block plan, ref: 07 C (received 04/10/2024)
First floor plan, ref: 08 C (received 10/12/2024)
Section A-A, ref: 13 A (received 10/12/2024)
Section B-B, ref: 14 A (received 10/12/2024)
Section C-C, ref: 15 B (received 10/12/2024)
Wall finishes (basement), ref: 17 B (received 10/12/2024)
Floor finishes (basement), ref: 18 A (received 10/12/2024)
Wall finishes (ground floor), ref: 19 C (received 10/12/2024)
Floor finishes (ground floor), ref: 20 B (received 10/12/2024)
Wall finishes (first floor), ref: 21 B (received 10/12/2024)
Floor finishes (first floor), ref: 22 A (received 10/12/2024)
Ground floor ceiling plan, ref: 23 B (received 10/12/2024)
Basement ceiling plan, ref: 24 A (10/12/2024)
First floor ceiling plan, ref: 25 C (received 10/12/2024)
Part extract - proposed meeting rooms, ref: 29 A (received 10/12/2024)
First floor meeting room elevation, ref: 29 06 (received 10/12/2024)
First floor glazed partitions, ref: 29 03 (received 10/12/2024)
First floor glazed partitions, ref: 29 04 (received 10/12/2024)
Part extract - proposed safe store, ref: 27 B (received 10/12/2024)
Ceiling plans, ref: 26 (received 10/12/2024)
Disabled figure point, ref: 24427-CDL-XX-B1-DR-E-6701 (received 20/11/2024)
Electrical services, ref: 24427-CDL-XX-01-DR-E-6703 (received 20/11/2024)
Interface unit FPR door, ref: 24427-CDL-XX-00-DR-E-6702 (received 20/11/2024)
Low level for coffee machine, ref: 24427-CDL-XX-00-DR-E-6202 (received 20/11/2024)
Lighting layout, ref: 24427-CDL-XX-B1-DR-E-6301 (received 22/10/2024)
Mechanical ventilation lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5701 T1 (16/10/2024)
Heating services lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5601 T1 (received 16/10/2024)
Domestic services lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5301 T1 (received 16/10/2024)
Above ground drainage lower ground floor layout, ref: 24427-CDL-XX-B1-DR-M-5201 T1 (16/10/2024)
Mechanical ventilation first floor plan, ref: 24427-CDL-XX-01-DR-M-5703 T1 (received 16/10/2024)
Mechanical ventilation ground floor plan, ref: 24427-CDL-XX-01-DR-M-5702 T1 (received 16/10/2024)
Heating services first floor layout, ref: 24427-CDL-XX-01-DR-M-5603 T1 (received 16/10/2024)
Domestic services first floor layout, ref: 24427-CDL-XX-01-DR-M-5303 T1 (received 16/10/2024)
Above ground drainage first floor plan, ref: 24427-CDL-XX-01-DR-M-5203 T1 (received 16/10/2024)
Heating services ground floor layout, ref: 24427-CDL-XX-00-DR-M-5602 T1 (received 16/10/2024)
Domestic services ground floor layout, ref: 24427-CDL-XX-00-DR-M-5302 T1 (received 16/10/2024)
Above ground floor drainage ground floor layout, ref: 24427-CDL-XX-00-DR-M-5202 T1 (16/10/2024)
Part extract - proposed transaction desks, ref 28 (received 14/10/2024)
Ceiling, ref: 24427-CDL-XX-B1-DR-E-6201 (received 14/10/2024)
Lighting, ref: 24427-CDL-XX-B1-DR-E-6101 (received 14/10/2024)
Point connection, ref: 24427-CDL-XX-01-DR-E-6203 (received 14/10/2024)

Data cabinet, ref: 24427-CDL-XX-01-DR-E-6103 (received 14/10/2024)
Track lighting, ref: 24427-CDL-XX-00-DR-E-6302 (received 14/10/2024)
Meeting room, ref: 24427-CDL-XX-00-DR-E-6102 (received 14/10/2024)
Internal elevations, ref: 16 (received 14/10/2024)
Basement plan, ref: 09 (received 14/10/2024)
Ventilation schematic, ref: 24427-CDL-XX-ZZ-SC-M-370 (received 04/10/2024)
Heating and comfort cooling schematic: ref: 24427-CDL-XX-ZZ-SC-M-360 (received 04/10/2024)
Domestic services schematic, ref: 24427-CDL-XX-ZZ-SC-M-3301 (received 04/10/2024)
Above ground drainage schematic, ref: 24427-CDL-XX-ZZ-SC-M-320 (received 04/10/2024)
Above ground drainage typical details, ref: 24427-CDL-XX-ZZ-DR-M-5200 (received 04/10/2024)

First floor stripping out plan, ref: 05 (received 14/10/2024)
Ground floor stripping out plan, ref: 04 (received 14/10/2024)
Basement stripping out plan, ref: 06 (received 14/10/2024)

Design, access and heritage statement, ref: rev B (received 10/12/2024)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Full and final details of the threshold detail to the King Street entrance, including a cross-section (scale 1:10 or similar) and material specification.
B. A method statement, full specifications and sample of the works to repairs/reinstitute plasterwork to ceilings and walls.
C. A method statement and full specifications for the proposed repairs and finish to external windows and doors.
D. Full and final details of the proposed floor, wall and ceiling finishes, including those to the basement.
E. Fixing details of new partitions to ground and first floor.

All of the above shall be implemented in accordance with the approved details before the use of the building approved under this application commences.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Prior to occupation of the development, the proposed level access provided from the secondary entrance located on King Street as shown on the proposed block, site and ground floor plan ref: 07 REV C, received 04/10/2024 by the City Council as the Local Planning Authority shall be provided and remain in situ whilst the use of the development is in operation.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and CC10.

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 Coal Authority in Appendix A.

The proposed works to the pavement to ensure appropriate level access is provided will require the agreement with MCC's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

This application does not give any consent for any external condenser units or louvres. Separate permission will be required.

Date: 17 December 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 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.