

Consultation list for appeal APP/B4215/Y/24/3352635
Appeal at The Stables, Wilmslow Road, Manchester, M20 5PG

Heritage & Urban Design,
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Councillor Andrew Simcock, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Linda Foley, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Leslie Bell, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA



The Owner/Occupier

Date:

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139169/LO/2024

Planning Inspectorate reference: APP/B4215/Y/24/3352635

Appellant's name: Mr Dharmesh Bhayani

Development: Listed Building Consent: Retention of rooftop air handling equipment and associated fixings, including the provision of a conservation roof-light for access and maintenance purposes.

Location: The Stables, Wilmslow Road, Manchester, M20 5PG

Appeal start date: 30 October 2024

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

- 1) The proposed alterations and additions to the roof to facilitate air conditioning systems would not preserve or enhance the Grade II designated heritage asset, causing less than substantial harm that cannot and has not been outweighed by public benefit, and is therefore considered to be contrary to Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990; Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework; the Core Strategy for the City of Manchester policy EN3 (Heritage); saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester; and, policy JP2-P2 'Heritage' of the Places for Everyone Joint Development Plan Document.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you must do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/>.

Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **4 December 2024**, otherwise there is a

risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Griffin using the details above.

Yours sincerely,

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

Julie Roscoe
Director of Planning, Building Control & Licensing