

**Planning**

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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="577-579"/>
Address Line 1	<input type="text" value="Wilbraham Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Manchester"/>
Town/city	<input type="text" value="Manchester"/>
Postcode	<input type="text" value="M21 9AF"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="381679"/>	<input type="text" value="393983"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Ahuja

Company Name

Address

Address line 1

577-579 Wilbraham Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9AF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

M21 9PH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a three storey rear extension and elevational alterations to the Barlow Moor Road and Wilbraham Road frontages, in connection with the creation of two retail units (Class E) on the ground floor with six self-contained flats above (Class C3)

Reference number

137425/FO/2023

Date of decision (date must be pre-application submission)

26/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

02

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/06/2024

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Following tests to remove external render and existing fascia panels (features added to the existing building by the previous owner).
The structural and aesthetic blemishes are significantly to the condition of the existing building at several points on the existing fabric. It was anticipated in early planning discussions that the existing brickwork beneath the render is to be examined at the construction stage, and a secondary approach was to be investigated if required. As seen within the supporting documentation, the condition of the brickwork is poor, piecemeal, and non existent in places

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The proposed street elevations are identical to the the previously approved scheme. The variation between the two sets of elevations are solely in the material treatment. The proposal is to replace the existing render finish at level 1 & 2.
Whilst retaining the original brick was favourable, in terms of buildability, the bricks are in too poor condition to refurbish and expose, therefore we propose to overclad the building with brick at ground floor, retaining the horizontal band as existing.
To retain the original timber feature mouldings, the original render will be replaced with a newer and more high quality K rend product, which allows us to retain the existing timber feature along with existing window openings (not possible with a deeper brick slip build up).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

12/09/2024

Details of the pre-application advice received

Ongoing correspondence from 12/09 regarding the best course of action following the details of the previously proposed material finishes viability coming to light, based on the following findings;

Barlow Moor elevation - the condition of the brickwork is poor, there is a patchwork of brick types, both metric and imperial, and behind the existing HSBC fascia, the brick is non-existent altogether.

Wilbraham Road Elevation - the condition of the brickwork is poor, there is a patchwork of brick types, both imperial and metric, and behind the existing HSBC fascia, the brick is non-existent altogether

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Josh

Surname

Greenfield

Declaration Date

10/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paul Harrison

Date

14/10/2024