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 Tony Jones
Manchester City Council
Heaton Hall
Heaton Park
Middleton Road
Manchester
M25 2SW

Agent (if used)

Mr Stephen Levrant
Heritage Architecture Ltd
62 British Grove
Chiswick
W4 2NL

Part 1 – Particulars of the application/development

Proposal: LISTED BUILDING CONSENT-Upgrade to existing electrical installations at Heaton Hall, including works to main switch gear and sub mains wiring, power installation (i.e. socket outlets), lighting installations (including minimal external lighting), intruder & CCTV systems, fire alarm systems & emergency lighting, and Wi-Fi, data & communications system.

Location: Heaton Hall, Heaton Park, Middleton Road, Manchester, M25 2SW

Date of application: 14 June 2024

Application number: 140297/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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 documents:

-'Application for Listed Building Consent for alterations, extension or demolition of a listed building', numbered 'PP-13156012', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. Building Enabling Works. MCC Planners Information', numbered '24/100/BW/01', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. Building Enabling Works. MCC Planners Information', numbered '24/100/BW/02', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement & Ground Floors. Structural Co-ordination Layout. MCC Planners Information', numbered '24/100/BWP/03', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement. West Wing. Lighting & Power', numbered '24/100/E/01', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement. East Wing. Lighting & Power', numbered '24/100/E/02', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. West Wing. Lighting & Power', numbered '24/100/E/03', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Ground Floor. Central Proposed. Lighting & Power', numbered '24/100/E/04', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Ground Floor. East Wing. Lighting & Power', numbered '24/100/E/05', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'First Floor. West Wing. Lighting & Power', numbered '24/100/E/06', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. Central Proposed. Lighting & Power', numbered '24/100/E/07', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. East Wing. Lighting & Power', numbered '24/100/E/08', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement. West Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/09', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement. East Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/10', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. West Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/11', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Ground Floor. Central Proposed. Intruder Alarm & CCTV Layout', numbered '24/100/E/12', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.

-'Ground Floor. East Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/13', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'First Floor. West Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/14', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'First Floor. Central Proposed. Intruder Alarm & CCTV Layout', numbered '24/100/E/15', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'First Floor. East Wing. Intruder Alarm & CCTV Layout', numbered '24/100/E/16', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Roof. Security Safety Systems Layout. And Access to Roof / Roof Voids', numbered '24/100/E/17', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Basement. West Wing. Fire Alarm Layout', numbered '24/100/E/18', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement. East Wing. Fire Alarm Layout', numbered '24/100/E/19', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. West Wing. Fire Alarm Layout', numbered '24/100/E/20', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. Central Proposed. Fire Alarm Layout', numbered '24/100/E/21', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Ground Floor. East Wing. Fire Alarm Layout', numbered '24/100/E/22', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'First Floor. West Wing. Fire Alarm Layout', numbered '24/100/E/23, revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. East Wing. Fire Alarm Layout', numbered '24/100/E/25', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Basement Area. Containment Layout', numbered '24/100/E/26', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Ground Floor. Containment Layout', numbered '24/100/E/27', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. Containment Layout', numbered '24/100/E/28', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Site Layout. External Lighting to Hall. & Excavations, Ductwork and Foundations', numbered '24/100/E/29', revision T4, stamped as received by the City Council as Local Planning Authority on the 5th August 2024.
-'Proposed. Electrical Schematic', numbered '24/100/E/31', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'First Floor. Central Proposed. Fire Alarm Layout', numbered '24/100/EP/24', revision T3, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
'First Floor Sample Photographs of Artwork, Artefacts, Building Structure that will require Protection', numbered '24/100/APP/02', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.

'Ground Floor Sample Photographs of Artwork, Artefacts, Building Structure that will require Protection', numbered '24/100/APP/01', revision T2, stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Building Works & Preparatory Installation Works Specification', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Electrical Services Specification', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Listed Building Electrical Installation Standards Statement Report', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Schedule of Existing Openings for Electrical Cables & Containment Document', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Schedule of Luminaires/B', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Schedule of New Electrical Equipment within the Heritage Rooms Photos', stamped as received by the City Council as Local Planning Authority on the 14th June 2024.
-'Brotheridge Chandeliers', stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-'Heritage Statement & Design and Access Statement', stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-'Listed Building Consent Report - Condition Improvement Works' stamped as received by the City Council as Local Planning Authority on the 27th June 2024.
-'Method Statement for - Protection of Statues - Heaton Hall' stamped as received by the City Council as Local Planning Authority on the 27th June 2024.

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

3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of any new penetrations to the basement of the building, full and final details including the size and location of any required new penetrations together with a method statement for the works,shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of any new installations to the roof of the building, full and final details including exact location and affixing details of the roof installations, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The roof installations shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

5) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of any repairs and/or restorations works to the original/historic fabric of the building, full and final details of the repairs and/or restoration works, including details of any plasterwork and joinery, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The repairs and/or restoration works shall be carried out in accordance with the approved details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

6) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the installation of the proposed CCTV/intruder alarm and associated containment, samples and/or specifications of the proposed CCTV/intruder alarm and associated containment shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure there is no resulting harm to the Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

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.

Date: 2 September 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.