

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

Approval of details reserved by condition

Applicant

George and Rosemary Hannah
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33 Thomas Street
Manchester
M4 1NA

Agent (if used)

John Wood
John Wood Architect Limited
14 Renshaw Street
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WA14 1JP

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4(CMP), 8 (Nse Residential) 15 (Materials), 16 (Details pre-commencement) and 17 (Details b,c,d,e anf f) attached to application ref no 135615/FO/2022

Location: 33 Thomas Street, Manchester, M4 1NA

Date of application: 5 April 2024

Application number: CDN/24/0267

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.

Condition 4(CMP)

Condition 4(CMP)- On the basis of implementation in accordance with the following:

Construction Management Plan, 33 Thomas Street, Manchester M4 1NA stamped as received on 31-05-24

the condition is discharged

Condition 8 (Nse Residential)

Condition 8 (Nse Residential): On the basis of compliance with the following:

Recommendations for Noise Mitigation within the Recommendations for Noise Mitigation by Azymuth Acoustics dated 30/09/22 and the Condition 8 Note 29-05-24

the pre-commencement requirements of the condition are discharged.

For the avoidance of doubt MVHR operational levels within the apartments when not on boost function should be at or below LAeq 35dBA day and LAeq 30dBA night in habitable rooms.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Condition 15 (Materials)

Condition 15 (Materials): On the basis of implementation in accordance with the following:

1661-D09 Visual Specification for full specifications and visual representation and subject to sign off on site of bricks and glazing the condition is discharged

Condition 16 (Details pre-commencement)

Condition 16 (Details pre-commencement) - Structural strengthening works and other structural interventions to the front first floor window. On the basis of implementation in accordance with the following:

Dwgs J-22119-102, J-22119-103 and J-22119-104;

Dwgs J-22119-004 (steel plate reinforcement) and J-22119-102 (layout);

Lintel details: As existing to shopfront and top floor. (ref. J-22119-102); First floor front windows to be replaced with steel or proprietary steel lintels. (ref. J-22119-103); First floor rear - new opening with steel or proprietary steel lintel. (ref. J-22119-103) and in new build areas, proprietary lintels to be used; and

Dwgs 1301-02 BASEMENT FLOOR BUILD UP and 1302-02 BRICK FLOORING LAYOUT which amend J-22119-101 REV A

this part of the condition is discharged

Condition 17 (Details)

Condition 17 (Details)

b) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4. On the basis of implementation in accordance with the following:

Drawings no. J-22119-105, J-22119-003 and 271

This part of the condition is discharged

c) Product details and sections of any secondary glazing. On the basis of implementation in accordance with the following:

Drawings no. 3115 and 1661-D09 Visual Specification, L10/131 Secondary glazing Manufacturer drawing 'HORIZONTAL-SLIDING-UNIT-2-PANE' Manufacturer drawing 'LOWER-VERTICAL-SLIDING-SASH-BULL-NOSE'

This part of the condition is discharged

d) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works. On the basis of implementation in accordance with the following:

Careful removal of loose, flaking paint.

Damaged panes replaced with heritage replica single glazing, (refer to 1661-3115 External Opening OE-02-01 External Opening OE-02-02, 1661-3117, 1661-D08 Visual Specification, L40/124).

Any rotten timber repaired with resin or new timber spliced into existing.

Any loose joints refurbished using traditional methods (eg. glued tenon joints)

Wooden parts repainted with breathable linseed oil paint.

Hardware cleaned and eased, damaged or missing parts replaced with similar sized brass fittings.

Discreet window locks added, polished brass

This part of the condition is discharged

e) New external doors & windows including the new door to the 1990's extension. On the basis of implementation in accordance with the following:

New windows to rear of first floor and new outrigger to be timber framed sash windows- Dwg 1661-D08 Visual Specification, L10/113.

New terrace door to first floor to be heritage aluminium with horizontal glazing bars - Dwg 1661-D08 Visual Specification, L20/115.

Rooflight to bathroom to be conservation rooflight - Dwg 1661-D08 Visual Specification, L10/126.

This part of the condition is discharged

f) Treatment of the east external wall.

On the basis of this having a lime wash applied to the brickwork this part of the condition is discharged.

Date: 12 June 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.