

Consultation list for appeal APP/B4215/W/24/3348073

Appeal at Opposite Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD

Highway Services, Hammerstone Road Depot, Gorton, Manchester, M18 8EQ
Environmental Health, Environmental And Public Protection City Wide Support,
Hammerstone Road, Manchester, M18 8EQ
Greater Manchester Police, 4th Floor Greater Manchester Police HQ, Northampton Road,
Central Park, Manchester, M40 5BP
Greater Manchester Pedestrians Society, 12 Tarleton Walk, Longsight, Manchester, M13
9ET
Councillor Joan Davies, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Marcus Johns, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Anthony McCaul, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Tenth Floor And Eleventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Second Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Second Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
First Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Twelfth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Ninth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Eighth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Seventh Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Sixth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fifth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Fourth Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
Third Floor, 1 - 37 Faulkner Street, Manchester, M1 4ET
1 - 37 Faulkner Street, Manchester, M1 4ET
Fourteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Fifteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Eleventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Ninth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Tenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Sixteenth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Second Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Third Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Eighth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
First Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Ground Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Caffe Nero, 32 Portland Street, Manchester, M1 4GS
Twelfth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Ground Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Magnus Ltd, Suite B, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Brindle And Yam Solicitors, Suite A, Hanover House, 30 - 32 Charlotte Street, Manchester,
M1 4FD
Fifth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
Fourth Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4FD
First Floor, Hanover House, 30 - 32 Charlotte Street, Manchester, M1 4EX
Fourth Floor, 44 Portland Street, Manchester, M1 4GS

First Floor, 44 Portland Street, Manchester, M1 4GS
Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Third Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Fourth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Sixth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Seventh Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Fifth Floor, St James Tower, 7 Charlotte Street, Manchester, M1 4DZ
Third Floor, 44 Portland Street, Manchester, M1 4GS
Sub Basement, 36 Charlotte Street, Manchester, M1 4FD
39 Faulkner Street, Manchester, M1 4EE
42 Portland Street, Manchester, M1 4GS
First Floor And Second Floor, 36 Charlotte Street, Manchester, M1 4FD
Third Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Fourth Floor Office, 36 Charlotte Street, Manchester, M1 4FD
Basement, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Ground Floor To Fourth Floor, Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD
Basement And Ground Floor Restaurant, 36 Charlotte Street, Manchester, M1 4FD



Planning

Max Gibson
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maximillian.gibson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 27 August 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 139689/FO/2024

Planning Inspectorate reference: APP/B4215/W/24/3348073

Appellant's name: Mr Ben Porte

Development: Installation of new digital communications kiosk outside Lindencourt House and removal of existing telephone communications kiosk outside the Piccadilly Hotel on Portland Street.

Location: Opposite Lindencourt House, 34 Charlotte Street, Manchester, M1 4FD

Appeal start date: 27 August 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 kiosk, by virtue of its siting, scale, design, materiality, and appearance, would form an overly dominant, incongruous and visually intrusive feature within the street scene. In addition, the kiosk would also add to clutter, alongside other street furniture and fixtures, at a prominent location in the city centre. The proposal would have a negative effect upon current efforts by the City Council to de-clutter, regenerate, and improve the adopted highway within the City Centre environment in the interest of optimising the pedestrian environment and public realm. The proposal would therefore result in an unduly harmful impact on the visual amenity and character of the street scene, and nearby listed buildings. This would result in less than substantial harm to the significance of the heritage asset and the required public benefits do not exist to outweigh this harm. The kiosk is therefore contrary to the provisions of policies EN1, EN3, SP1, CC9, and DM1 of the Manchester Core Strategy (2012), saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995), and the NPPF.

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 **1 October 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 Max Gibson using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing