

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

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

Listed Building Consent

Applicant

Nikar Properties (No 2) Limited
C/o Agent

Agent (if used)

Lynsay Ewart
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for external and internal alterations in association with change of use from offices (Class E) to 2no. residential dwellings (C3 use).

Location: 28 St John Street, Manchester, M3 4DJ

Date of application: 25 April 2023

Application number: 136626/LO/2023

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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 drawings and documents:

- o A665_P_102 LOCATION PLAN 1:1250 A3
 - o A665_P_101 BLOCK PLAN 1:500 A3
 - o A665_P_105A DEMOLITION PLANS_LOWER 1:100 A3 (Received 11/03/2024)
 - o A665_P_106 DEMOLITION PLANS_UPPER 1:100 A3
 - o A665_P_201 PROPOSED SITE PLAN 1:500 A3
 - o A665_P_204 PROPOSED REFLECTIVE CEILING PLANS LOWER 1:100 A3
 - o A665_P_205 PROPOSED REFLECTIVE CEILING PLANS UPPER 1:100 A3
 - o A665_P_301 PROPOSED WEST ELEVATION 1:100 A3
 - o A665_P_302 PROPOSED SOUTH ELEVATION 1:100 A3
 - o A665_P_303 PROPOSED CONTEXT SOUTH ELEVATION 1:200 A3
 - o A665_P_304 PROPOSED CONTEXT WEST ELEVATION 1:200 A3
 - o A665_P_401A Rev B PROPOSED SECTION AA 1:100 A3 (Received 15/04/2024)
 - o A665_P_403 PROPOSED SECTION CC 1:100 A3
 - o A665_P_404A PROPOSED SECTION DD 1:100 A3 (Received 11/03/2024)
 - o A665_P_405A PROPOSED SECTION EE 1:100 A3 (Received 11/03/2024)
 - o A665_P_406A PROPOSED SECTION FF 1:100 A3 (Received 11/03/2024)
 - o A665_P_500A PROPOSED BASEMENT ELEVATION 1 OF 2 1:20 A3 (Received 11/03/2024)
 - o A665_P_501B PROPOSED BASEMENT ELEVATION 2 OF 2 1:20 A3 (Received 11/03/2024)
 - o A665_P_502 PROPOSED FIRST FLOOR ELEVATION 1:20 A3
 - o A665_P_503 PROPOSED SECOND FLOOR ELEVATION 1 OF 2 1:20 A3
 - o A665_P_504 PROPOSED SECOND FLOOR ELEVATION 2 OF 2 1:20 A3
 - o A665_P_3006 PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 OF 2 1:100 A3
 - o A665_P_3007A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 OF 2 1:100 A3 (Received 16/04/2024)
 - o PROPOSED CONSTRUCTION DETAILS A665_T_3000 PROPOSED PARTY FLOOR DETAIL 1:5 A3
 - o A665_T_3001 PROPOSED NEW PARTY WALL INFILL DETAIL 1 OF 2 1:5 A3
 - o A665_T_3002 PROPOSED NEW PARTY WALL INFILL DETAIL 2 OF 2 1:5 A3
 - o A665_T_3003 PROPOSED NEW FRONT DOOR 1:5 A3
 - o A665_T_3004 NEW SOIL PIPE PLAN DETAIL 1 OF 2 1:5 A3
 - o A665_T_3005 NEW SOIL PIPE PLAN DETAIL 2 OF 2 1:5 A3
 - o A665_T_3006 TYPICAL CONSERVATION 1:5 A3
 - o A665_T_801 TYPICAL EXISTING SASH WINDOW DETAIL 1:20 A3
 - o A665_T_802 PROPOSED SECONDARY GLAZING DETAIL
- (All stamped as received by the City Council as Local Planning Authority on 29.03.2023 unless specified otherwise)
- o A665_P_202C PROPOSED BASEMENT, GF & 1ST FLOOR PLANS (Received 11/03/2024)
 - o A665_P_203B PROPOSED 2ND FLOOR & ROOF PLANS (Received 15/04/2024)
 - o A665_P_501A PROPOSED BASEMENT ELEVATIONS (Received 01/08/2023)
 - o A665_P_500C WASTE MANAGEMENT STRATEGY PLAN (Received 11/03/2024)
 - o A665_P_3007C PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 1 of 2 (Received 11/03/2024)
 - o A665_P_3008A PROPOSED MECH VENT & SOIL PIPE SCHEMATIC 2 of 2
 - o A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE A
 - o A665_T_3005 NEW MECHANICAL VENTILATION DUCT - TYPE B

- o A665_T_3005 ELECTRIC RISER DETAIL
(All stamped as received by the City Council as Local Planning Authority on 09.08.2023 unless specified otherwise)
 - o A665_C_310 PROPOSED GA ELEVATIONS- VENTS DETAIL
 - o A665_T_802A PROPOSED SECONDARY GLAZING DETAILS
(All stamped as received by the City Council as Local Planning Authority on 12.09.2023)
- Documents:
- o Planning Statement prepared by Paul Butler Associates
 - o Heritage Statement prepared by Paul Butler Associates
 - o Design and Access Statement prepared by Ollier Smurthwaite Architects
 - o Air Quality Assessment prepared by Redmore Environmental Consulting.
(All stamped as received by the City Council as Local Planning Authority on 29.03.2023)
 - o Architectural Method Statement and Specification of Building Elements prepared by Ollier Smurthwaite Architects. 2nd Issue (received on 09.08.2023)
 - o Noise Assessment for Planning Purposes prepared by AEC (received on 12.09.2023).
 - o Archaeological Written Scheme of Investigation (Prepared by Paul Butler Associates; Dated 14/08/2023; Received 15/03/2024)
 - o Archaeological Building Survey (Prepared by Paul Butler Associates; Dated 28/09/2023; Received 15/03/2024).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of any strip out and internal fitout works hereby approved, a scheme for the proposed works to historic features, including method statement, and product specifications and samples of new materials (These include but are not limited to the works to timber floorboards, doors, windows, roof and cornices), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

4) Prior to the commencement of any works associated with the secondary glazing hereby approved, final details of the works including elevation drawings, complete cross-sections (scale 1:5/1:10 or else as appropriate) and product specifications for each window type shall be submitted to and approved in writing by the City Council as Local Planning Authority. An in-situ sample should be provided and approved by the LPA prior to installation throughout.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

5) Prior to the commencement of any works relating to the property's basement windows, a scheme that shall include full joinery details, and cross sections illustrating the depth, profile and reveal of the windows, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

6) Prior to the commencement of any works in relation to the installation of M&E or any other associated infrastructure including extract ducts & SVPs hereby approved, a scheme for the final details (including where appropriate proposed sections, specification and method statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a) Full and final details of the M&E services. This shall include the internal manifestation of the ductwork and ventilation equipment proposed throughout the interior of the Grade II listed building. The scheme shall also include detailed cross-sections of the proposed M&E services and the proposed penetrations through the existing structure.

b) Full details of the new M&E external terminals (External metal vent grilles) and the ventilator terminal to extract duct & SVPs. The new elevation grilles shall match the existing in material, form, size and appearance, unless otherwise agreed. The proposed new grilles to basement should be accommodated to brickwork wherever possible and aligned, to match existing.

The approved schemes shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

7) Notwithstanding the details set out in condition 2, prior to the commencement of any works related to the reinstated entrance along Byrom Street hereby approved, a scheme for the final details (including where appropriate specification and method

statement and physical material samples) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Details of the exterior timber door (Including depth, width, profile and decorative finish).
- b) Details of the square timber framed fanlight (Including depth, width, projection and material finish).
- c) Details of the rebated reveal detail (Including width and material finish).

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

8) Prior to the commencement of any works relating to the rooflight hereby approved, specification details of the rooflight as shown on drawing no.A665_T_3006, shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall then be implemented in accordance with the approved details and thereafter retained and maintained.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

9) Prior to the commencement of any works in relation to the installation of external lighting, a scheme for the final details of such works, including fixing and electric services details, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development and listed building is acceptable to the City Council as Local Planning Authority in the interests of the visual amenity of the area within which the site is located and the historical significance of the listed building, as specified in policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and 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: 18 April 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.