

Consultation list for appeal APP/B4215/Y/24/3344892
Appeal at Barracks House , 10 Princess Street, Manchester, M15 4HA

Heritage & Urban Design,
Trafford Council, 1st Floor North Wing, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

Councillor Lee-Ann Igbon, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Annette Wright, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

Councillor Lee Glover, C/o Member's Services, P O Box 532, Town Hall Extension, Manchester M60 2LA

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Flat 11, Barracks House, 10 Princess Street, Hulme, Manchester, M15 4HA

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Flat 3, Barracks House, 10 Princess Street, Hulme, Manchester, M15 4HA

Flat 2, Barracks House, 10 Princess Street, Hulme, Manchester, M15 4HA

Flat 1, Barracks House, 10 Princess Street, Hulme, Manchester, M15 4HA

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The Owner/Occupier

Date: 18 July 2024

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133525/LO/2022

Planning Inspectorate reference: APP/B4215/Y/24/3344897

Appellant's name: Mr Xie

Development: Listed Building Consent for external wall repairs, window replacement, roofing and drainage improvements

Location: Barracks House , 10 Princess Street, Manchester, M15 4HA

Appeal start date: 17 July 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 alterations and repairs to the external walls, windows, guttering system and roofing would not preserve or enhance the Grade II designated heritage asset, causing less than substantial harm that cannot and has not been outweighed by public benefit, and is therefore considered to be contrary to Sections 16 (2) and 66 of (Listed Buildings and Conservation Areas) Act 1990; Section 16 (Conserving and enhancing the Historic Environment) of the National Planning Policy Framework; the Core Strategy for the City of Manchester policy EN3 (Heritage); saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City Of Manchester; and, policy JP2-P2 'Heritage' of the Places for Everyone Joint Development Plan Document.

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 **21 August 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 David Lawless using the details above.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing