

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Arnold

Surname

Henry

Company Name

Piccadilly Estates No 1 Ltd

Address

Address line 1

c/o Agent 16 Francklyn Gardens

Address line 2

Edgware

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

HA8 8RY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
- ☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
- ☒ No

Has the proposal been started?

- ☐ Yes
- ☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing premises at Basement 12 - 14 Lever Street was historically occupied in commercial use as a Wholesale Premises. Under the The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, this use would fall under Class E. Commercial, Business and Service.

The applicants wish to convert the premises into a Gym which similarly falls under Class E use.

Given the historical occupation of the premises in Class E use, the proposed 'Change of Use' to a Gym should be considered lawful development.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

1. Planning Application (Application Reference: F16830) for the 'Formation of a new entrance to wholesale premises from Lever Street'. Decision issued 28 April 1982.

Application was refused by Manchester City Council, however the application description identifies that the premises was occupied as a wholesale premises.

The applicant was a Mr Shad, Address: 'Top Gear' 14 Lever Street, Manchester.

We understand that 'Top Gear' was a clothing wholesaler and distributor.

2. Planning Application (Application Reference: 39256) for the 'Change of use to two self contained flats '.

Decision issued 28 November 1991.

Location was 12/14, Lever Street, City CENTRAL

Planning Permission was granted for the Change of Use.

The fact that an application was submitted for the change of use of the premises indicates that the remainder of the premises will have been in Commercial Use at the time of this application.

3. Historic England List Entry for 12 - 14 Lever Street Manchester.

The listing description noted that the premises originally a pair of town houses, was occupied as a shop. The Listing Entry picture shows that the ground floor of the building was occupied by FOLIA. The Manchester Directory identifies Folia as a clothing wholesaler offering a large variety of clothes. Based in Lever Street, Manchester, Folia is a business.

The listing entry is dated 28-May-2001.

<https://historicengland.org.uk/images-books/photos/item/IOE01/03701/15>

Select the use class that relates to the existing or last use.

E(c)(iii) - Other appropriate services in a commercial, business or service locality

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Given the historical occupation of the premises in Class E use, the proposed 'Change of Use' to a Gym, also Class E, should be considered lawful development.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Interest in the Land

Please state the applicant's interest in the land

☒ Owner

☐ Lessee

☐ Occupier

☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Anthony Adler

Date

28/03/2024

