

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

Mr Lucy Uren
Buttress
41 Bengal Street
Manchester
M4 6AF

Agent (if used)

Miss Lucy Uren
Buttress
41 Bengal Street
Manchester
M4 6AF

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the conservation and repair works to College House, including; Removal of 20th century snowboards, repair and conservation of a lead roof damaged by water ingress, removal of 20th century lighting, and repair of historic internal stone floor.

Location: Chethams School Of Music , Long Millgate, Manchester, M3 1SB

Date of application: 5 September 2023

Application number: 136415/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 in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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:

Drawing - Proposed	06 Mar 2023	(04)001	FLOOR PLAN
Drawing - Proposed	06 Mar 2023	(04)002	FLOOR PLAN
Drawing - Proposed	06 Mar 2023	(04)003	ROOF PLAN
Drawing - Proposed	06 Mar 2023	(04)004	ROOF PLAN
Drawing - Proposed	06 Mar 2023	(05)001	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)002	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)003	ELEVATION
Drawing - Proposed	06 Mar 2023	(05)004	ELEVATION
Drawing - Location Plan	06 Mar 2023	(01)001	
Supporting Information	05 Sep 2023		DESIGN AND HERITAGE
STATEMENT March 2023 - Revised April 2023			
Supporting Information	05 Sep 2023		COLLEGE HOUSE BARONIAL
HALL SIGNIFICANCE			
Supporting Information CSM - College House Design and Access Statement			
02/03/2023			
Email from agent to MCC LPA 13 December 2023 09.39 hrs confirming lime repairs			
retention of stones for inspection and agreement of conditions.			
Email from Agent to MCC LPA 13 February 2024 15:05 hrs clarifying where UPVC			
rainwater goods will be replaced.			

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to

and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:
 - archaeological watching brief.
2. A programme for post-investigation assessment to include:
 - production of a final report on the results of the investigations and their significance.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and in accordance with NPPF policy 16, paragraph 205.

4) Notwithstanding the details as set out in condition 2 above before the following elements proceed final details (including where appropriate specification and method

statements) of the following must be submitted to and approved in writing by the City Council as Local Planning Authority:

- o A mortar analysis (external and internal elevations, well and flagstones).
- o Method specifications, full details and samples of the proposed works and materials, including new stone, mortar, removal of cementitious mortar and cleaning works to stonework.
- o Post stripping of the roof and prior to the works commencing on the Baronial Hall Roof, an inspection by the LPA [with five working days' notice] is required to confirm whether the existing detail does not need to be revised/amended accordingly.

All of the above must be implemented in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

5) All plastic / UPVC rainwater goods as shown on drawings: North Elevation 05 As Proposed drawing number (05)003 and Foxs Court Elevations As Proposed (05) 004, as set out in condition 2 above, must be removed and replaced in accordance with the details set out in paragraph 3.2.3.2 of the Design and Heritage Statement March 2023 - Revised April 2023, as shown in condition 2 above, which states "The proposed work will replace plastic rainwater goods with cast iron pipes designed to match the existing historic rainwater goods in every respect. In this way the proposed work will enhance the elevation with fabric appropriate to the medieval setting".

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to detailing is required to protect the character and appearance of the listed fabric and to ensure consistency in accordance with policy EN3 of the Core Strategy.

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: 14 February 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.