

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 Paul Mills
Charlotte Street (Manchester) Limited
C/o Agent

Agent (if used)

Mr Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external alterations in association with renovation of existing office accommodation within building including installation of internal lift, new windows, and internal reconfiguration.

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

Date of application: 10 May 2023

Application number: 136926/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:

01	Site Location Plan	A	
20	Existing Plans 1		B
21	Existing Plans 2	B	
22	Existing Plans 3	B	
25	Existing Floor & Wall Finishes Plans Sheet 1		A
26	Existing Floor & Wall Finishes Plans Sheet 2		/
27	Existing Floor & Wall Finishes Plans Sheet 3		/
28	Existing Ceiling Finishes Plan - Sheet 1		/
29	Existing Ceiling Finishes Plan - Sheet 2		/
30	Existing Ceiling Finishes Plan - Sheet 3		/
35	Proposed Strip Out Floor Plans - Sheet 1		B
36	Proposed Strip Out Floor Plans - Sheet 2		A
37	Proposed Strip Out Floor Plans - Sheet 3		A
38	Proposed Plans Sheet 1	P	
39	Proposed Plans Sheet 2	N	
40	Proposed Plans Sheet 3	I	
52	Existing Elevations - Sheet 3		/
60	Existing Elevations - Sheet 1		/
61	Existing Elevations - Sheet 2		/
301	Proposed Reyner St Elevation		F
303	Proposed Rear Elevation A		C
304	Proposed Rear Elevation B		C
305	Proposed Charlotte St Elevation	C	
306	Proposed Faulkner St Elevation	A	
402	Proposed Section C-C	A	
507	Disabled / Wheelchair Access - Sheet A	A	
508	Disabled / Wheelchair Access - Sheet B	A	
510	Existing Window Type A	/	
511	Existing Window Type B	/	
512	Existing Window Type C	A	
513	Proposed Window Type A	A	
514	Proposed Window Type B	/	
515	Proposed Window Type C	/	

00_001	GFL Proposed Feasibility Layout	B
00_100	1FL Proposed Feasibility Layout	B
00_200	2FL Proposed Feasibility Layout	D
00_300	3FL Proposed Feasibility Layout	B
00_400	4FL Proposed Feasibility Layout	A
12_000	Proposed Section AA	A
12_001	Proposed Section BB	A
13_000	GFL Proposed Internal Elevations_00	B
13_001	GFL Proposed Internal Elevations_01	B
13_002	GFL Proposed Internal Elevations_02	B
13_100	1FL Proposed Internal Elevations_00	C
13_101	1FL Proposed Internal Elevations_01	B
13_102	1FL Proposed Internal Elevations_02	C
13_200	2FL Proposed Internal Elevations_00	C
13_201	2FL Proposed Internal Elevations_01	C
13_202	2FL Proposed Internal Elevations_02	B
13_300	3FL Proposed Internal Elevations_00	C

13_301	3FL Proposed Internal Elevations_01	C
13_302	3FL Proposed Internal Elevations_02	D
13_400	4FL Proposed Internal Elevations_00	B
13_401	4FL Proposed Internal Elevations_01	A
13_402	4FL Proposed Internal Elevations_02	B
13_403	4FL Proposed Internal Elevations_03	A
13_404	4FL Proposed Internal Elevations_04	A
13_405	4FL Proposed Internal Elevations_05	B
14_000	GFL Proposed Reflected Ceiling Layout	D
14_100	1FL Proposed Reflected Ceiling Layout	D
14_200	2FL Proposed Reflected Ceiling Layout	E
14_300	3FL Proposed Reflected Ceiling Layout	D
14_400	4FL Proposed Reflected Ceiling Layout	D
16_000	GFL Proposed Wall Types	B
16_100	1FL Proposed Wall Types	B
16_200	2FL Proposed Wall Types	A
16_300	3FL Proposed Wall Types	A
16_400	4FL Proposed Wall Types	A
17_000	GFL Proposed Floor Finishes	D
17_100	1FL Proposed Floor Finishes	B
17_200	2FL Proposed Floor Finishes	D
17_300	3FL Proposed Floor Finishes	B
17_400	4FL Proposed Floor Finishes	A
18_000	GFL Proposed Wall Finishes	B
18_100	1FL Proposed Wall Finishes	C
18_200	2FL Proposed Wall Finishes	D
18_300	3FL Proposed Wall Finishes	D
18_400	4FL Proposed Wall Finishes	C
24_000	GFL Proposed Disabled Access WC & Shower	C
24_001	GFL Proposed Typical Shower	C
24_002	Proposed Typical WC	D
36_000	Standard Details	A

Above Ground Drainage Layout, Ground Floor WECE-347-M-100	T7
Above Ground Drainage Layout, First Floor WECE-347-M-101	T7
Above Ground Drainage Layout, Second Floor WECE-347-M-102	T7
Above Ground Drainage Layout, Third Floor WECE-347-M-103	T7
Above Ground Drainage Layout, Fourth Floor WECE-347-M-104	T7
Above Ground Drainage, Layout, Roof WECE-347-M-105	T7
Domestic Services Layout, Ground Floor WECE-347-M-200	T6
Domestic Services Layout, First Floor WECE-347-M-201	T6
Domestic Services Layout, Second Floor WECE-347-M-202	T6
Domestic Services Layout, Third Floor WECE-347-M-203	T6
Domestic Services Layout, Fourth Floor WECE-347-M-204	T6
Ventilation Layout, Ground Floor WECE-347-M-300	T4
Ventilation Layout, First Floor WECE-347-M-301	T6
Ventilation Layout, Second Floor WECE-347-M-302	T6
Ventilation Layout, Third Floor WECE-347-M-303	T6
Ventilation Layout, Fourth Floor WECE-347-M-304	T6
Lighting Layout, Ground Floor WECE-347-E-100	T6
Lighting Layout, First Floor WECE-347-E-101	T6
Lighting Layout, Second Floor WECE-347-E-102	T5
Lighting Layout, Third Floor WECE-347-E-103	T5

Lighting Layout, Fourth Floor WECE-347-E-104	T5	
Small Power & Communications Layout, Ground Floor WECE-347-E-200	T6	
Small Power & Communications Layout, First Floor WECE-347-E-201		T8
Small Power & Communications Layout, Second Floor WECE-347-E-202	T6	
Small Power & Communications Layout, Third Floor WECE-347-E-203	T8	
Small Power & Communications Layout, Fourth Floor WECE-347-E-204	T8	
Fire Alarm & Security Layout, Ground Floor WECE-347-E-300		T5
Fire Alarm & Security Layout, First Floor WECE-347-E-301	T5	
Fire Alarm & Security Layout, Second Floor WECE-347-E-302	T5	
Fire Alarm & Security Layout, Third Floor WECE-347-E-303	T5	
Fire Alarm & Security Layout, Fourth Floor WECE-347-E-304		T5
Containment Layout, Ground Floor WECE-347-E-400	T4	
Containment Layout, First Floor WECE-347-E-401	T4	
Containment Layout, Second Floor WECE-347-E-402		T4
Containment Layout, Third Floor WECE-347-E-403	T6	
Containment Layout, Fourth Floor WECE-347-E-404	T6	

All received 21 September 2023.

Heritage Statement prepared by Paul Butler Associates December 2023, Rev A).
Design and Access Statement prepared by Park Designed.
Architectural Method Statement prepared by Park Designed.
Noise Assessment prepared by AEC Ltd (24 August 2023, ref: P4792/L01c/RDC).
OBI Finishes Schedule (20.11.2023, Rev C)
Hirst Conservation Results of Architectural Paint Research Report (02.06.2023)
OBI Finishes Method Statement (20.11.2023, Rev A)

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) Notwithstanding the information as set out on the approved plans, additional details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority (pre-commencement):

- (a) Full and final joinery details of the new hoist doors to rear elevations
- (b) Structural Engineers' drawings and details of the proposed works associated with the proposed new level access, as per drawing no. 508.
- (c) Full and final details of the proposed fire door to Reyner Street
- (d) Full and final details of works proposed to the existing rear staircases and panelling, including a detailed method statement and the proposed restoration & repair schedule
- (e) Cleaning methodology and sample of cleaning and paintwork removal to external stonework and brickwork
- (f) Full and final details of the proposed new gate to the bin store to Reyner Street
- (g) Structural Engineers' drawings and details of the glazed floor reinstatement in the extension
- (h) Full and final details of any new external installations, including external lighting and security features
- (i) Further M&E and drainage details other than as per approved drawings, including a complete cross-section of the proposed services to ground, first and fourth floor, detail of any penetrations through historic fabric and full and final details of

proposed manifestation, location and appearance of any containment (i.e. refrigerant pipework to the main staircase, electrical conduits).

(j) Full and final details of the vents/louvres to external elevations

(k) Full and final details of the proposed new windows and railings to Charlotte Street and Faulkner Street

(l) Full and final details of acoustic, fire and thermal insulation to walls, ceilings and floors;

(m) A method statement for and samples of works to historic fabric and features, including, but not limited to, joinery (windows, doors and surrounds), brickwork (including mortar), floorboards, historic sprinkler system and ironwork;

(n) full and final details of the new partitions to external walls, including affixing detail

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.

4) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

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: 7 March 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.