

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

Mrs Jo Dogherty
10 Chorlton Green
Manchester
M21 9HS

Agent (if used)

Mrs Sonia Pabla-Thomas
Space:Architecture+Planning
The Old Town Hall
Lapwing Lane
Manchester
M20 2NR

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the Erection of single storey rear extensions together with first floor side extension and insertion of rooflights to form additional living accommodation together with elevational alterations provision of new and widened internal openings; and associated internal and external works.

Location: 10 Chorlton Green, Manchester, M21 9HS

Date of application: 6 January 2023

Application number: 135018/LO/2022

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

Condition(s) attached to this decision

0) Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. The application can now be approved having been assessed in line with both national and local policies and appropriate conditions attached.

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:

Proposed_SITE PLAN 0265_20_200 Rev D

Proposed_PLANS 0265_20_201 Rev E

Proposed_ELEVATIONS 0265_20_202 Rev D

Proposed_SECTION 0265_20_203 Rev D

Proposed_3D VISUALS EXTERNAL 0265_20_801 Rev D

Proposed_3D VISUALS INTERIOR 0265_20_802 Rev D

Proposed_RETENTIONS & DEMOLITIONS 0265_21_200 Rev B

Proposed_THRESHOLD DETAILS 0265_21_400 Rev C

Proposed_REAR RANGE INTERNAL ELEVATIONS 0265_22_201 Rev A

Proposed_WINDOW & DOOR SCHEDULE 0265_31_901 Rev B

Proposed_M&E LAYOUT 0265_60_202 1:50 Rev B

POINTS OF INTERVENTION: SUMMARY OF SIGNIFICANCE

LM22254-DYSE-XX-ZZ-HS-0001 Designer's Risk Assessment P01-28th September 23

LM22254-DYSE-XX-ZZ-SP-S-0001 Project Specification P01 28th September 23

LM22254-DYSE-XX-ZZ-CA-S-0001 Structural Calculations P01 28th September 23

LM22254-DYSE-XX-ZZ-DR-S-1001 Underpinning Layout and Details 28th September 23

J.W Heritage Statement

Proposed 3D visuals

All dated 30th October 2023.

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) Prior to above ground works commencing full and final details of the materials proposed including samples for use on the exterior of the listed building identified as 10 Chorlton Green shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - 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 building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC18 and DC19 of the Unitary Development Plan.

4) Prior to above groundworks commencing a complete cross-section and detailed elevation drawing of the proposed new window types [W02, W03, W05 & W06] to the front elevation (scale 1:5 or 1:10 as relevant) shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - 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 building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC18 and DC19 of the Unitary Development Plan.

5) Prior to above groundworks commencing details of the full and final internal finishes together with any repair/ replacement works to the existing Grade II listed building shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - 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 building

work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC18 and DC19 of the Unitary Development Plan.

6) A full-scale in-situ sample window installed on site prior to the removal of all but one of the existing windows to the front street-facing elevation. This sample window shall be made available for inspection by the Local Planning Authority, and once approved shall be replicated for the remaining replacement windows to the front elevation

Reason - 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 building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policies DC18 and DC19 of the Unitary Development Plan.

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

Date: 22 December 2023

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

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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.