

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

Biz Assets Ltd
Bank House
91 Lapwing Lane
Manchester
M20 6UR

Agent (if used)

Heloise Wood
Atelier MB
Suite 2A Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Listed building consent for repairs to existing slate roof including replacement lead and slate, insertion of roof ventilation, breathable membrane and insulation below and replacement of and repairs to existing timber sash windows.

Location: 77-79 Mosley Street, Manchester, M2 3LQ

Date of application: 17 October 2023

Application number: 138239/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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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) 2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- (a) Site location plan stamped as received on 18-10-23;
- (b) Dwgs E220 A PRINCESS ST ELEVATION, 210 A, MOSLEY ST ELEVATION and E200 A BACK GEORGE ST ELEVATION (all Window Repair Mark ups)
- (c) Dwgs 1995 P(102), P(112), P(122), P(132) and P(142) (RWG Dwgs) stamped as received 04-12-23;
- (d) E150 B ROOF PLAN, P410 A and P411A SLATE ROOF UPGRADE DETAILS-SHEET , and P152 A ROOF PLAN - REPAIRS all stamped as received on 20-11-23;
- (e) WINDOW SCHEDULE OF WORK, WINDOW REPAIR, ST PETERS SQUARE BOX SASH CROSS SECTION both stamped as received on 20-11-23;
- (f) 1995 Mosley St, 1995 Mosley St - Roof Package, 20-11-2023, Roof Void Ventilation Details, Nature Vent Technical Details Note all stamped as received on 20-11-23;
- (g) PREMIER & PREMIER EXTRA RAINWATER COATING DATA Sheet, RAINWATER FOUNDRY RAINWATER PIPES & GUTTERS Note, PREMIER EXTRA PAINT INFORMATION, 4" EARED RAINWATER SOCKET detail, RH0 RAINWATER HEAD 3" DROP detail, PRODUCT DATA SHEET - XR4001E, RH46010 HOPPER WITH 75MM OUTLET detail, PRODUCT DATA SHEET - R4001E, EARED 100M RWPIPE detail, HARGREAVES FOUNDRY RWP CAST IRON details all stamped as received on 20-11-23;
- (h) DESIGN NOTE - ATMB RESPONSE (Windows, Roof and Ceilings) stamped as received on 20-11-23; and
- (i) Finishes and by Atelier MB stamped as received on 30-11-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC9, EN3 and DM 1 and saved Unitary Development Plan policies DC18.1 and DC19.1

3) Material samples shall be submitted for agreement in accordance with the Finishes and by Atelier MB stamped as received on 30-11-23

The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Final details of the finishes to the affected windows to be based on analysis of historic paint finishes;

(b) Alteration to and finishes to gutters; and

(c) Final details of removal and reinstatement of defective lath and plaster including sample review.

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

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 building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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.

If full replacement of window 26 is required in accordance with the WINDOW SCHEDULE OF WORK this will be left out of the current works and dealt with through a separate application

Date: 12 December 2023

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.