

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 Stephen Elias
Charlotte Street Estates Limited
1 Ashley Road
Altrincham
WA14 2DT

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Listed building consent for internal and external works associated with the creation of 12 no. apartments.

Location: St Margarets Chambers , 5 Newton Street, Manchester, M1 1HL

Date of application: 29 March 2023

Application number: 136418/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) The development hereby approved shall be carried out in accordance with the following drawings and documents:

(a) Site Location Plan 1907 (E(900) Rev A stamped as received on 06-03-23;

(b) Dwgs P(101) Basement Strip-out Rev A, P(110) Ground Floor Proposed Rev D, P(111) Ground Floor Strip Out, P(112) Ground - Basement Floor Plan Bin Cycle Store, P(119) Ground floor - Entrance Lobby Options, P(120) First Floor Plan Proposed rev G, P(121) First Floor Strip Out Rev A, P(130) Proposed Second Floor Plan Rev H, P(131) Second Floor Strip Out Rev A, P(140) Proposed Third Floor Plan Rev G, P(141) Third Floor Strip Out Rev A, P(150) Proposed Fourth Floor Plan Rev G, P(151) Fourth Floor Strip Out Rev A and , P(160) Proposed Roof Plan Rev A all stamped as received on 04-08-2

(c) Dwgs P(200) Piccadilly Elevation - Proposed Rev C, P(201) Piccadilly Elevation - Strip-Out Rev A, P(206) Picadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed Rev C, P(211) Newton Street Elevation 1-2 - Proposed Rev C, P(212) Newton Street Elevation 2-2 - Proposed Rev C, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out Rev C, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2 Rev C, P(220) Back Picadilly Elevation - Proposed Rev C, P(222) Back Picadilly Elevation - Strip-Out Rev B, P(226) Back Picadilly Elevation - Proposed Repairs and Conditions, P(230) Lightwell Elevations - Proposed Rev A, P(231) Lightwell Elevations - Strip-Out Rev A, P(236) Lightwell Elevations - Proposed Repairs and Conditions 1-2 and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 Rev A all stamped as received on 04-08-23;

(d) Dwgs P(300) Proposed Section AA rev A, P(301) Proposed Section AA Strip-Out, P(310) Proposed Section BB Rev A, P(311) Proposed Section BB Strip-Out, P(320) Proposed Section CC, P(321) Proposed Section CC Strip-Out, P(330) Ground Floor Lobby Section AA Rev A, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD Rev A, P(334) Ground Floor Bin Lift Section EE Rev B and P(335) Basement Proposed Opening Section GG Rev B all stamped as received on 04-08-23;

(e) Dwgs P(400) Typical Partition Detail Rev B, P(410) Typical Floor Build Up Proposed Upgrade Rev A, P(430) Details - windows Rev A, P(431) Roof Details 2 and P(440) Roof Details 1 all stamped as received on 04-08-23;

(f) Dwgs P(103) Proposed Basement Reflective Ceiling Plan and P(113) Proposed Ground Floor Reflective Ceiling Plan;

(g) Dwgs P(401) Typical Partition Detail - Sheet 2, P(402) Door and Partition Detail - Sheet 3, P(403) Panelled Wall Elevation - 1st Floor Lobby, and P(340) Fourth Floor Partitions all stamped as received on 04-08-23;

(h) Dwgs P(100) Basement Proposed Rev C and P(404) Rev A Panelled Wall Elevation - Upper floor Lobby both stamped as received on 16 04 23;

(i) Dwgs P(123) Rev A Proposed First Floor Reflective Ceiling Plan, P(133) Rev A Proposed Second Floor Reflective Ceiling Plan, P(143) Rev A Proposed Third Floor Reflective Ceiling Plan and P(153) Rev A Proposed Fourth Floor Reflective Ceiling Plan all stamped as received on 22 08 23;

(j) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 16-08-23;

(k) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 13-03-23;

(l) Waste Proforma stamped as received on 25-04-23;

(m) ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 29-08-23;

(n) Section 8 of the St Margaret's Design and Access Statement by Atelier stamped as received on 06-03-23; and

(o) Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 13-07-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1

3) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building 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 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.

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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.

5) Before the works hereby granted consent are commenced details of a watching brief for the strip out shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Full and final details of fire and acoustic separation works to walls, ceilings and floors;
- b) Final details of M&E services including details of impact on original/ historic fabric; and internal manifestation.
- c) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;
- d) Details of any structural strengthening works and other structural interventions .
- e) A detailed audit of all internal and external features of historic and industrial interest and details of how these will be reused, refurbished or reinstated;
- f) A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;
- g) Full and final detail of the proposed new partition, showing junction and affixing detail to timber panelling, walls, ceilings and floors; and
- h) Full and final details of the proposed suspended ceilings, including location and method of fixing.

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.

7) 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) Full and final details of the proposed new windows [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

(b) Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;

(c) Full and final details of the works to the tiles to staircase and terrazzo flooring to Newton Street entrance, including methodology and cleaning sample;

(d) In-situ sample of the repaired and altered timber TG panelling;

(e) Final location of the relocated original/historic timber doors;

(f) Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

(g) Full and final details of the works to repair and reinstate cornices, including location;

(h) Full and final details of external lighting, signage and other installations;

(i) Full and final details of internal finishes to walls, floors and ceilings;

(j) Full and final details of the proposed new platform lift and associated works to the Newton Street entrance, including details of the proposed new handrail;

(k) Full and final details of the proposed rooflights, including complete cross-sections and material specifications ; and

(l) A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

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.

Date: 11 September 2023

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.