

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/23/0104

Date registered valid: 13 February 2023

Proposal: Discharge of condition numbers 3 (gate details) and 4 (methodology for works) from Listed Building Consent reference 135032/LO/2022

Address: 15 The Grove, Manchester, M20 2RG

Ward(s): Didsbury East Ward

Applicant: Mr. Paul Berman

Agent (if any): Stephen Leighton Leighton Architects

Case officer: Janine Renshaw-Livesey
Tel: 0161 234 4555
Email: janine.renshaw-livesey@manchester.gov.uk

Recommendation: Refuse

Date of recommendation: 12 October 2023

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 2 March 2023 Expired: 23 March 2023

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Recommendation: Refuse

Reasons for recommendation to refuse

3) The proposal to discharge Condition 3 includes black wrought iron gates. The proposed gates being a modern-hybrid design there is conflict with the special character and significance of the listed building and its setting which is not considered to be acceptable. Therefore, condition 3 is not discharged.

4) The information provided to discharge the condition is unacceptable to satisfactory to discharge condition 3 confirmation should be sought in writing prior to discharge of condition 4 that the joints will be mortared like for like and that the gate fixings will be screwed into the mortar rather than the brick fabric. It is also recommended that the applicant confirms retention of the remaining unused brick for future use and / or repairs to the wall, to minimise the loss of historic fabric from the listed building.

Therefore, condition 4 is not discharged.