

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

Mohammed Islam
Knightbridge Properties
128 Dickenson Road
Manchester
M14 5HT

Agent (if used)

Ms Adrienne Lok
29 Ardwick Green North
Manchester
M12 6DL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for alterations in association with change of use of first and second floors from office space to a 4 bedroom self-contained apartment (Class C3), and provision of an additional external staircase and handrail to the basement from the rear yard.

Location: 29 Ardwick Green North, Manchester, M12 6DL

Date of application: 19 January 2023

Application number: 135718/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 based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to works to the number of proposed apartments, and the materials and finishes in relation to the external door to the basement and associated stairs

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:

Topographic survey plan ref: PRO43_PL02 received 12th December 2022;

Existing and proposed location plan ref: PRO43_PL01

Existing and proposed site plan ref: PRO43_PL03 rev.C

Existing and proposed basement plan ref: PRO43_PL06 rev.B

Proposed elevations and sections plan ref: PRO43_PL08 rev.D

Demolition plan - 1 plan ref: PRO43_PL10 rev.B

Demolition plan - 1 plan ref: PRO43_PL11 rev.B

Schedule of works dated July 2023

Waste management strategy

Waste Management Strategy plan ref: : PRO43_PL12 rev.C

Photo Record document rev.B dated June 2023

Heritage Statement rev.B dated June 2023

Received 10th August 2023

Proposed floor plans ref: PRO43_PL05 rev.D

received 22nd August 22.08.2023

Existing and Proposed Sections plan ref: PRO43_PL09 rev.E and Design and Access Statement rev. D Dated September 2023

received 20th September 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Prior to the commencement of any repair works , samples and specifications of all materials to be used on all internal and external elevations including windows, and within the hard landscaped forecourt area of the development shall be submitted to and approved in writing by the City Council, as local planning authority. The specifications shall include pointing and fixing details.

The development shall be carried out in accordance with the approved details, prior to the first occupation of the residential accommodation.

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 Manchester Core Strategy (2012), and saved UDP policy DC19.

4) Prior to the commencement of any repair works, drawings shall be submitted of all elevations, and internal rooms, which identify the location of the repairs detailed in the Listed Building submission, and Specifications (Including general clauses , workmanship and materials) for the repairs of historic building fabric at 29 Ardwick Green North, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the residential accommodation.

Reason - For clarity and to ensure that the appearance of the development is acceptable to the City Council as local planning authority, and to safeguard the character of the listed building to which the works relate and in the interests of visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC19.

5) Prior to the installation of a gate within the existing brick wall forming the western boundary of the rear yard, finalised details of the design and specification of the gate, including materials, colouration, and sections, together with the type of fixings, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building to which the boundary treatment forms part of the curtilage of the property, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) Prior to the installation of the Electric Vehicle Charing point as shown on Proposed elevations and sections plan ref: PRO43_PL08 rev.D, finalised details of the design and specification of the Electric Vehicle Charing point, including manufacturers details, materials, and colouration, together with the type of fixings, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

7) Prior to the installation of the new partition to the ground floor between the office and the office reception area as shown on Proposed floor plans ref: PRO43_PL05 rev.D, finalised detailed designs, including exact location, and junction, affixing and joinery details (including a complete cross-section) of the new door and frame, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the development and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

8) Prior to the installation of the glazed door in the entrance hallway to form residential entrance with post box as shown on Proposed floor plans ref: PRO43_PL05 rev.D, finalised detailed designs, including exact location, and junction, affixing and joinery details (including a complete cross-section) of the new door and frame, shall be

submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

9) Notwithstanding the details on the Proposed External Stair and Door Details plan ref: PRO43_PL11 rev.B Proposed External Door Details plan ref: PRO43_PL14 rev.A, finalised details of the design and specification of the external door to the basement and associated external stairs, including materials, colouration, and sections, together with the type of fixings, and including the location, size and design of the proposed new opening to the basement, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) Finalised details of the elevational design and materials forming the proposed bin store shall be submitted to and approved in writing by the City Council, prior to the installation of the bin store. The bin store shall be implemented in accordance with the approved details prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

11) Finalised details of the elevational design and materials forming the cycle store shall be submitted to and approved in writing by the City Council, prior to the installation of the cycle store. The cycle store shall be implemented in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained, and permanently reserved for bicycle parking.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of any works to repair or reinstate rainwater goods, a detailed method statement, specification and repair strategy for the works (including their location) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair and reinstatement of the rainwater goods, shall be carried out in accordance with this method statement, prior to the first occupation of the residential accommodation.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal, repair and reinstatement of rainwater goods pursuant to policies DM1 and EN3 of the Manchester Core Strategy (2012), and saved UDP policy DC19.

13) a) Prior to the commencement of the removal of any paint and render from the external elevations, a method statement for the removal of paint and render from the external elevations shall be submitted to and approved in writing the City Council as local planning authority.

b) Sample areas on the external elevations shall be identified and submitted to and approved in writing the City Council as local planning authority, and the removal of paint and render from those areas undertaken in accordance with the approved method statement.

c) An evaluation of the brickwork, once the paint and render in the approved sample areas has been removed, shall be undertaken and submitted to and approved in writing the City Council as local planning authority.

d) The finalised detailed method of treatment resulting from the evaluation process in part (c) for the external elevation shall be submitted to and approved in writing by the City Council as local planning authority.

The approved details shall be implemented as part of the development and be completed prior to the first occupation of the statement prior to the first occupation of the residential accommodation.

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 EN3, SP1 and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC19.

14) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of repairs to the existing internal staircase, a detailed method statement, and specification in relation to the repairs to the existing staircase (including the location of the work) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repairs to the existing staircase, shall be carried out in accordance with this method statement, prior to the occupation of the residential accommodation.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repairs to the existing staircase, pursuant to policies DM1 and EN3 of the Manchester Core Strategy (2012), and saved UDP policy DC19.

15) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of joinery repair works , a detailed method statement, and specification in relation to internal / external joinery repair and reinstatement works, including windows, and external /internal doors, (including the location of the work) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair and reinstatement works to the existing internal / external joinery, including windows, shall be carried out in accordance with this method statement prior to the first occupation of the residential accommodation.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repairs and reinstatement works to the existing internal / external joinery, including windows, window shutters and any new joinery such as external /internal doors, pursuant to policies DM1 and EN3 of the Manchester Core Strategy (2012) , and saved UDP policy DC19.

16) Prior to the residential use hereby approved being implemented, detailed designs of measures relating to fire separation between floors , and M & E measures, and their location, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the residential accommodation.

Reason - For clarity and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the residential amenity of the future occupiers , and the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC19.

17) Prior to the removal of the internal stair at second floor level , detailed designs of the infilling of the redundant doorway including materials , colouration , and sections , together with the type of fixings , shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and the installed measures to the redundant doorway shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building to which the boundary treatment forms part of the curtilage of the property, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) Prior to the removal of the existing light fittings, detailed designs of the replacement light fittings including materials , and colouration , together with the type of fixings , shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the residential accommodation and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building to which the boundary treatment forms part of the curtilage of the property, and in the interests of the visual amenity of the area within which the site is located in order to

comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

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.

Any new external doors should be compliant with Secured by Design standards.

Construction/demolition works shall be confined to the following hours :

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Date: 26 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.