

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 Alfred Yeung
ARE Assets
C/o Agent

Agent (if used)

Mr Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Listed building consent for internal and external works associated with a change of use to provide 14no. apartments (use class C3) on first to fourth floors, retention of existing restaurant use (in an altered format) on lower ground floor and upper ground floor (use class E(c))

Location: 36 Charlotte Street, Manchester, M1 4FD

Date of application: 28 December 2022

Application number: 135859/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

Officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Concerns were raised during the processing of the application about the need to reduce the impact on the character of the listed building in terms of the level of intervention. Suggestions were made about ways in which the scheme could be revised such that it would be acceptable.

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:

Drawings

2022-1008M - 010 B	Accommodation Schedule
2022-1008M - 011 E	Proposed Basement Plan
2022-1008M - 012 D	Proposed Lower Ground Floor Plan
2022-1008M - 013 D	Proposed Upper Ground Floor Plan
2022-1008M - 014 D	Proposed First Floor Plan
2022-1008M - 015 D	Proposed Second Floor Plan
2022-1008M - 016 D	Proposed Third Floor Plan
2022-1008M - 017 E	Proposed Fourth Floor Plan
2022-1008M - 018 C	Proposed Roof Plan
2022-1008M - 019 C	Proposed Disabled Access Details / Elevation
2022-1008M - 021 D	Removed Elements Basement Plan
2022-1008M - 022 C	Removed Elements Lower GF Plan
2022-1008M - 023 C	Removed Elements Upper GF Plan
2022-1008M - 024 C	Removed Elements First Floor Plan
2022-1008M - 025 B	Removed Elements Second Floor Plan
2022-1008M - 026 B	Removed Elements Third Floor Plan
2022-1008M - 027 D	Removed Elements Fourth Floor Plan
2022-1008M - 031 D	Wall Finish Details - Basement Wall
2022-1008M - 032 C	Wall Finish Details -Lower Ground Floor
2022-1008M - 033 C	Wall Finish Details -Upper Ground Floor
2022-1008M - 034 C	Wall Finish Details -First Floor
2022-1008M - 035 C	Wall Finish Details -Second Floor
2022-1008M - 036 C	Wall Finish Details -Third Floor
2022-1008M - 037 D	Wall Finish Details -Fourth Floor
2022-1008M - 041 D	Basement Ceiling
2022-1008M - 042 C	Ceiling Plan-Lower Ground Floor
2022-1008M - 043 B	Ceiling Plan-Upper Ground Floor
2022-1008M - 044 C	Ceiling Plan-First Floor
2022-1008M - 045 C	Ceiling Plan-Second Floor
2022-1008M - 046 C	Ceiling Plan-Third Floor
2022-1008M - 047 D	Ceiling Plan-Fourth Floor
2022-1008M - 051 B	Proposed Charlotte Street Elevation
2022-1008M - 052 E	Proposed Raynor Street Elevation
2022-1008M - 053 C	Proposed Portland Street Elevation
2022-1008M - 054 D	Proposed Cross Sections Fire Strategy
2022-1008M - 055 D	Proposed Window Schedule
2022-1008M - 056 B	Proposed Window Schedule
2022-1008M - 057 B	Proposed Door Schedule
2022-1008M - 058 A	Lift Schedule
2022-1008M - 059 A	Site Elevation
2022-1008M - 060 A	Proposed Floor Buildup Details
2022-1008M - 061	Reyner Street Ventilation Detail

SK-S-0020 P05 - Basement level indicating lower ground floor structure over
SK-S-0021 P04 - Lower ground floor indicating upper ground floor structure over
SK-S-0022 P03 - Upper ground floor indicating upper ground floor structure over
SK-S-0023 P01 - First floor structure indicating second floor structure over
SK-S-0024 P03 - Second floor structure indicating third floor structure over
SK-S-0025 P03 - Third floor structure indicating fourth floor structure over

SK-S-0026 P03 - Fourth floor structure indicating roof structure over
SK-S-0027 P01 - Roof structure indicating platform access

4193-B-SK102	P5	Mechanical & Electrical Services - Basement Level
4193-LG-SK103	P5	Mechanical & Electrical Services - Lower Ground Level
4193-UG-SK104	P4	Mechanical & Electrical Services - Upper Ground Level
4193-1-SK105	P4	Mechanical & Electrical Services - First Floor
4193-2-SK106	P3	Mechanical & Electrical Services - Second Floor
4193-3-SK107	P4	Mechanical & Electrical Services - Third Floor
4193-4-SK108	P4	Mechanical & Electrical Services - Fourth Floor
4193-R-SK109	P4	Mechanical & Electrical Services - Roof Level
4193-1-SK110	P3	Electrical Services - Typical Apartments
4193-B-SK111	P3	Mechanical Services - Drainage Layout Basement
4193-LG-SK112	P3	Mechanical Services - Drainage Layout Lower Ground Level
4193-UG-SK113	P2	Mechanical Services - Drainage Layout Upper Ground Level
4193-1-SK114	P2	Mechanical Services - Drainage Layout Typical Apartments
4193-2-SK115	P2	Mechanical Services - Drainage Layout Second Floor
4193-3-SK116	P2	Mechanical Services - Drainage Layout Third Floor
4193-4-SK117	P2	Mechanical Services - Drainage Layout Fourth Floor
4193-0-SK118	P4	Mechanical Services - External Elevation
4193-0-SK119	P1	Mechanical Services - External Ventilation Elevation - Reyner Street
4193-0-SK120	P1	Mechanical Services - External Ventilation Elevation - Portland Street

Documents

- o Planning Statement prepared by Paul Butler Associates (13.12.2022).
- o Heritage Statement prepared by Paul Butler Associates (12.05.2023).
- o Outline Structural Engineering Proposals by Dyse Structural Engineers (LM21346-DYSE-XX-ZZ-RP-S-0002 P02, 13.12.2022)

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.

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) Notwithstanding the details as set out in condition 2 above prior to the commencement of the following elements, final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the new accessible entrance from Charlotte Street and new entrance to Portland Street
- (b) Full and final details of the proposed works to the bricked-up opening and roller shutter to the GF of Rayner Street (WLG13) and to the doors on Portland Street, including details of any new glazing, opening and other installations.

- (c) Final details of new external wall vents proposed as part of MVHR system.
 - (d) Full and final details of reinstated floor between lower and upper ground floor
 - (e) Full and final details of new restaurant staircase
 - (f) Full and final details of the proposed new platform lift and its internal manifestation.
 - (g) Full and final details of the proposed new partitions and the new suspended ceilings showing junction detail with existing cornices and windows and affixing detail to historic fabric
 - (h) Full and final details of opaque panels proposed to 2no. windows at 4th level to Charlotte Street elevation.
 - (i) Details of any acoustic and fire separation works to ceilings and floors
 - (j) Method statement and cleaning sample of external brickwork and stonework
 - (k) Final details of works to fireplaces
 - (l) Full and final details of the proposed repair schedule and refurbishment works to windows and architraves
 - (m) Full and final details of the proposed new windows, including works to accommodate new access on the fourth floor
 - (n) Paintwork analysis and the full and final details of the works to original/historic features, including method statement and redecoration
 - (o) Full and final detail of any external louvres and M&E services, including screening, for commercial use
 - (p) In-situ sample of secondary glazing
 - (q) Product specification and an in-situ sample of the internal wall insulation
 - (r) New location of the historic door and panelling on the 4th floor
 - (s) full and final details of the works to protect, repair and reinstate cornices, including location
 - (t) full and final details of internal finishes to walls, floor and ceilings
 - (u) full and final details of the proposed new floor, including affixing detail and junction detail with existing skirtings, staircases and openings
 - (v) full and final details of external lighting, signage and other installations
- All of the above shall be implemented in accordance with the approved details before the first use of the building commences.

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) Prior to the installation of scaffolding a methodology and specification for any associated scaffolding and support structure 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. The scaffolding methodology shall be implemented and remain in place for the duration of the development. The building shall be repaired and made good following removal of the scaffolding within one month of removal.

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: 18 August 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.