

Consultation list for appeal APP/B4215/Y/23/3314319
Appeal at 363 Wilmslow Road, Manchester, M14 6XU

Withington Civic Society, 6A Parsonage Road, Manchester, M20 4PQ
Heritage & Urban Design,
Rusholme, Fallowfield & Moss Side Civic Society, Via Email
Councillor Chris Wills, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Becky Chambers, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Councillor Angela Gartside, C/o Member's Services, P O Box 532, Town Hall Extension,
Manchester M60 2LA
Flat 10, 363 Wilmslow Road, Manchester, M14 6XU
Flat 9, 363 Wilmslow Road, Manchester, M14 6XU
Flat 8, 363 Wilmslow Road, Manchester, M14 6XU
Flat 7, 363 Wilmslow Road, Manchester, M14 6XU
Flat 6, 363 Wilmslow Road, Manchester, M14 6XU
Flat 5, 363 Wilmslow Road, Manchester, M14 6XU
Flat 4, 363 Wilmslow Road, Manchester, M14 6XU
Flat 3, 363 Wilmslow Road, Manchester, M14 6XU
Flat 2, 363 Wilmslow Road, Manchester, M14 6XU
Flat 1, 363 Wilmslow Road, Manchester, M14 6XU
4 Besford Close, Manchester, M14 6NF
13 Besford Close, Manchester, M14 6NF
11 Besford Close, Manchester, M14 6NF
Flat 12, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
McDonald's, 336 Wilmslow Road, Manchester, M14 6XQ
Willowbank Hotel, 340 - 342 Wilmslow Road, Manchester, M14 6AF
Flat 2, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 3, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 1, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 6, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 7, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 8, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 4, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 5, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 9, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 11, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
Flat 10, Carlogie House, 365 Wilmslow Road, Manchester, M14 6AH
361 Wilmslow Road, Manchester, M14 6XU
359 Wilmslow Road, Manchester, M14 6XU
Flat 16, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 14, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 11, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 9, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 6, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
359A Wilmslow Road, Manchester, M14 6XU
Flat 18, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 17, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 15, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 13, The Portland, 1 Whiteoak Road, Manchester, M14 6WT

Flat 12, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 10, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 8, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 7, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 5, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 4, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 3, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 2, The Portland, 1 Whiteoak Road, Manchester, M14 6WT
Flat 1, The Portland, 1 Whiteoak Road, Manchester, M14 6WT



Planning

Robert Griffin
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P O Box 532 Town Hall
Manchester M60 2LA

The Owner/Occupier

Date: 9 June 2023

Dear Sir/Madam,

Town & Country Planning Act 1990

Planning application reference: 133619/JO/2022

Planning Inspectorate reference: APP/B4215/Y/23/3314319

Appellant's name: Feltham Management Limited

Development: Variation of condition numbers: 2 (specified plans), 5 (false ceiling), 6 (rainwater goods), 7 (timber panelling) and 8 (internal decoration details) from Listed Building Consent reference 127017/LO/2020 to allow amendments: to the materials and layout of steps to the main entrance, materials to be used in the rainwater goods, alterations to the design of windows in the rear extension, heads of windows in the rear elevation of the original building and rear extension treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension, an alternative treatment of the ceilings of the principal rooms on the ground floor; and, omit replica window shutters and associated skirting and architrave to ground floor flats

Location: 363 Wilmslow Road, Manchester, M14 6XU

Appeal start date: 2 June 2023

I am writing to inform you that an appeal has been made in respect of the above matter.

The appeal follows the refusal of the City Council to grant planning permission for the above-mentioned development. The reasons for refusing the application are as follows:

1) The proposed elevational alterations to: the materials and layout of steps to the main entrance; materials to be used in the rainwater goods; alterations to the design of windows in the rear extension; heads of windows in the rear elevation of the original building and rear extension; treatment of window sills in the rear extensions and omission of dummy window in the side elevation of the rear extension; an alternative treatment of the ceilings of the principal rooms on the ground floor; omission of replica window shutters and associated skirting and architrave to ground floor flats subject of this application fail to preserve or enhance the Grade II designated heritage asset causing harm that cannot and has not been justified by public benefit, and is therefore considered to be contrary to Sections 16(2) and 66 of (Listed Buildings and Conservation Areas) Act 1990, Sections 12 (Achieving well designed places) and 16 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework, The Core Strategy for the City of Manchester, in particular Policies SP1, DM1 and EN3 and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester.

The appeal is to be decided on the basis of an exchange of written statements by the parties and a site inspection by the Inspector, appointed by the Planning Inspectorate, to decide this appeal.

The purpose of this letter is to give you the opportunity of making your views known to the Inspector.

If you have already commented on the application, we will send a copy of your comments to the Planning Inspectorate and a copy to the Appellant. If you wish to make any additional or new comments, you can do so online using the Planning Casework Service at <https://acp.planninginspectorate.gov.uk/> or in writing directly to the Planning Inspectorate (enclosing three copies if possible) to the following address: The Planning Inspectorate, 3/21 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will however, ensure that your letter is passed on to the Inspector dealing with the appeal. Please ensure that any representations, which you wish to make on this appeal, are received by the Planning Inspectorate by the **7 July 2023**, otherwise there is a risk that your representations will not be considered. Please remember to quote the Planning Inspectorate reference number on all correspondence.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk> and on the Council's website.

In the meantime, if you require any further information or wish to inspect Appeal documentation kindly contact Robert Griffin using the details above.

Yours sincerely,

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

Julie Roscoe
Director of Planning, Building Control & Licensing