

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 Fergus Evans
Grosvenor OEI Limited
70 Grosvenor Street
London
W1K 3JP

Agent (if used)

Mr Stephen Levrant
Heritage Architecture Ltd
62 British Grove
Chiswick
W4 2NL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal works associated with the refurbishment of the 3rd and 4th floor office accommodation.

Location: Canada House , 3 Chepstow Street, Manchester, M1 5FW

Date of application: 18 April 2023

Application number: 136767/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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues

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:

- o 22 - 090 AXI - L00/B00 Stage 3 Revision 01: Site Location and Block Plan As Existing (Dated 06/04/2023; Received 18/04/2023)
- o 22 - 090 AXI - 063 Stage 4: Third Floor Suite BWIC Plan As Proposed (Dated 06/04/2023; Received 30/06/2023)
- o 22 - 090 AXI - 103 Stage 03 Revision 06: Third Floor Suite Plan As Proposed (Dated 28/06/2023; Received 30/06/2023)
- o 22 - 090 AXI - 113 Stage 03 Revision 03: Third Floor Suite Partition Plan As Proposed (Dated 28/06/2023; Received 30/06/2023)
- o 22 - 090 AXI - 500 Stage 04: Banquette Seating Details As Proposed (Dated 06/04/2023; Received 30/06/2023)
- o 22 - 090 AXI - 501 Stage 04: Work Pods Details As Proposed (Dated 06/04/2023; Received 05/07/2023)
- o 22 - 090 AXI - 502 Stage 04: Banquette Seating Details As Proposed (Dated 06/04/2023; Received 05/07/2023)
- o 22 - 090 AXI - 503 Stage 04: Kitchen Unit Details As Proposed (Dated 06/04/2023; Received 30/06/2023)
- o 22 - 090 AXI - 504 Stage 04: Banquette Seating Details As Proposed (Dated 06/04/2023; Received 30/06/2023)
- o 22 - 090 AXI - 505 Stage 03: Board Room Unit Details As Proposed (Dated 24/10/2022; Received 18/04/2023)
- o 22 - 090 AXI - 507 Stage 04: Low Level Wall Details As Proposed (Dated 06/04/2023; Received 30/06/2023)
- o 22 - 090 AXI - 600 Stage 3 Revision 02: Third Floor Suite Wall Finished Plan As Proposed (Dated 28/06/2023; Received 30/06/2023)
- o 22 - 090 AXI - 601 Stage 3 Revision 02: Third Floor Suite Floor Finishes Plan As Proposed (Dated 28/06/2023; Received 30/06/2023)
- o 22020(10)201: Demolition Plan (Dated 21/03/2023; Received 18/04/2023)
- o 22020(20)201 Revision B: GA With Furniture (Dated 04/04/2023; Received 30/06/2023)
- o 22020(20)201 Revision A: GA Without Furniture (Dated 28/06/2023; Received 30/06/2023)
- o 22020(22)200: Partition & Door Types (Dated 21/03/2023; Received 18/04/2023)
- o 22020(22)300: Partition Details (Dated 21/03/2023; Received 18/04/2023)
- o 22020(35)200: RCP & Lighting Plan (Dated 21/03/2023; Received 18/04/2023)
- o 22020(40)500: Finishes Schedule (Dated 21/03/2023; Received 30/06/2023)
- o 22020(42)200: Wall Finished Plan (Dated 21/03/2023; Received 18/04/2023)
- o 22020(43)200: Floor Finishes Plan (Dated 21/03/2023; Received 18/04/2023)
- o 22020(62)200 Revision A: Small Power & Data (Dated 04/04/2023; Received 30/06/2023)
- o 22020(70)200: Joinery Location Plan (Dated 04/04/2023; Received 18/04/2023)
- o 22020(70)301: AV Wall Joinery Drawing (Dated 21/03/2023; Received 18/04/2023)
- o 22020(70)302: Cloaks Cupboard Joinery Drawing (Dated 21/03/2023; Received 18/04/2023)
- o 22020(73)300 Revision A: Kitchen Design Intent (Dated 04/04/2023; Received 30/06/2023)
- o 22020(90)300: Proposed Internal Elevations (Dated 31/03/2023; Received 18/04/2023)
- o C681 L3-E-62-201 Rev P1: Proposed Level 3 Cat B Small Power & Security (Dated 31/03/2023; Received 18/04/2023)
- o C681 L3-E-63-303 Rev P1: Proposed Level 3 Cat B Lighting & Fire Alarm (Dated 31/03/2023; Received 18/04/2023)
- o C681 L3-M-56-601 Rev P1: Proposed Level 3 Cat B LTHW Heating (Dated 31/03/2023; Received 18/04/2023)

- o C681 L3-M-57-701 Rev P1: Proposed Level 3 Cat B Mechanical Ventilation (Dated 31/03/2023; Received 18/04/2023)
- o C681 L3-M-57-701 Rev P1: Proposed Level 3 Cat B VRF & Mechanical Ventilation (Dated 29/03/2023; Received 18/04/2023)
- o C681 L3-M-57-701 Rev P1: Proposed Level 3 Cat B VRF & Mechanical Ventilation (Dated 29/03/2023; Received 18/04/2023)
- o C681 L3-M-57-702 Rev P1: Proposed Level 3 Cat B Reflective Ceiling Plan (Dated 31/03/2023; Received 18/04/2023)
- o C681 L4-P-52-201 Rev P1: Proposed Level 4 Cat B Above Ground Drainage (Dated 31/03/2023; Received 18/04/2023)
- o C681 L3-P-53-301 Rev P1: Proposed Level 4 Cat B Domestic Water Services (Dated 31/03/2023; Received 18/04/2023)

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan and National Planning Policy Framework.

3) No materials shall be used on listed building other than those referred to on the approved plans / supporting documentation.

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 and preserving the historical significance of the listed building in accordance with policies SP1, CC9, EN3 and DM1 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Notwithstanding the details approved in condition 2, prior to any works relating to the installation of pipework and ducting or trays, full details of said works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Prior to the relocation of the historic radiator situated at fourth floor, full details of said relocation works and subsequent restoration and repair works shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority. The scheme shall then only be implemented in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

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 July 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.