

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

Hannah Kera
33 Thomas Street
Manchester
M4 1NA

Agent (if used)

Mr Matthew Hargreaves
Back Room Architecture & Design
313 Barlow Moor Road
Manchester
M21 7GH

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal and external works associated with retention of Class E use to ground floor and basement and creation of a residential apartment Class C3(a) including internal alteration, alteration to existing outrigger including a roof terrace.

Location: 33 Thomas Street, Manchester, M4 1NA

Date of application: 5 April 2023

Application number: 135616/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 pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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:

(a) Location plan BAC057 00 0001; and

(b) Dwgs BAC057 02 0001 Rev A (Proposed Layout and Elevations), 02 0002 (Proposed Demolitions), , 02 0003 (Proposed Sections and Details all stamped as received on 12-05-23 and Dwg BAC057 01 0003 (Proposed Reflected Ceiling Plan) stamped as received on 05-04-23;

(c) Dwgs BAC001-AUR-ZZ-ZZ-DR-5201, BAC001-AUR-ZZ-ZZ-DR-5202 , BAC001-AUR-ZZ-ZZ-DR-5301, BAC001-AUR-ZZ-ZZ-DR-5601, BAC001-AUR-ZZ-ZZ-DR-5701, BAC001-AUR-ZZ-ZZ-DR-6100, BAC001-AUR-ZZ-ZZ-DR-6201, BAC001-AUR-ZZ-ZZ-DR-6301, BAC001-AUR-ZZ-ZZ-DR-6601 and BAC001-AUR-ZZ-ZZ-DR-6801 (all stamped as received on 05-04-23) and all as amended by BAC001-AUR-ZZ-ZZ-DR-5701 Rev P04 and BAC001-AUR-ZZ-ZZ-DR-5702 Rev P01 (both stamped as received on 18-05-23);

(d) Detailed work as shown in the 33 THOMAS STREET, MANCHESTER, M4 1NA, DESIGN & ACCESS STATEMENT Rev B dated 11-05-23;

(e) Structural Report on Existing Building, 33, Thomas Street, Manchester by ING;

(f) Hannah Kera's e-mail dated 25-05-23 in relation to Highways comments;

(g) Waste Proforma and plans stamped as received on 18-05-23 ;

(h) Hannah Kera's e-mail dated 26-04-23 in relation to Design for Security Comments.; and

(i) Noise Impact Assessment, Ref: AA0438, 33 Thomas Street, Manchester, M4 1NA by Azymuth Acoustics UK stamped as received on 08-12-23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, EN8, EN16, EN19 and DM1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1

3) No development that is hereby approved shall commence unless and until a schedule of material samples and programme for the submission and implementation of works to which the materials relate has been submitted to and approved in writing by the City Council as local planning authority.

The samples strategy shall then be submitted, approved in writing by the City Council as local planning authority in accordance with the programme agreed above and implemented in accordance with the agreed timescales.

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 Core Strategy.

4) Before the works hereby granted consent are commenced details of a watching brief for the strip out / removal of the roof (beams, ceilings slates etc.) and chimneys,

ground floor shopfront, basement floor, basement store and blacksmiths oven shall be submitted to and agreed in writing by the City Council as local planning authority. Details of the findings of the watching brief and the intended treatment, remedial measures and repairs to these areas shall then be submitted and agreed in writing by the City Council as local planning authority. The watching brief and development shall be carried out in accordance with the approved plans and particulars.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

5) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building 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. No development shall commence unless and until the above details have been agreed.

The scaffolding shall be carried out in accordance with the approved details.

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.

6) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Fire and acoustic separation works.
- b) Final details of M&E services including a strategy for any fume extraction from the commercial unit.
- c) Structural strengthening works and other structural interventions to the ground floor, basement and the front first floor window.

The approved details shall be implemented prior to the first use of the development.

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.

7) Notwithstanding the details as set out in condition 2 above for each of the following items no works unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

- a) Shopfront treatment based on any findings as a result of the discharge of condition 4.
- b) Floor build up within the basement based on any findings as a result of the discharge of condition 4.
- c) Treatment of the basement cupboard based on any findings as a result of the discharge of condition 4.
- d) Works to roof (beams, ceilings slates etc.) and chimneys based on any findings as a result of the discharge of condition 4.
- e) Product details and sections of any secondary glazing.
- f) New staircase to basement and between ground floor and first floor, including detailed cross-section, materials, details of handrail etc.
- g) Works to enclose the historic rear staircase on the first floor and second floor, including details of overboarding, handrails and any additional repairs to existing steps.
- h) Details of the re-use of the timber boarding from the historic rear staircase.
- i) Repairs to the existing windows & doors, including sample of the new glazing and a method statement for the works.
- j) New external doors & windows including the new door to the 1990's extension.
- k) Proposed wall, ceiling floor finishes, including new materials and works to the existing finishes. This should include the product specifications and cross-section of new lime render.
- l) Works to cast iron columns & timbers including decoration which should be based on a historic paintwork analysis.
- m) Details of any waterproofing to the basement which is supported by a clear justification for the need.
- n) Repair methodology for any damaged / missing render and plaster.
- o) Treatment of the east external wall.

The approved details shall be implemented prior to the first use of the development.

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: 9 June 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.