

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 Eddie Wright
Centurion Student Services (UK) Ltd
Lower Chatham Street
Manchester
M1 5SX

Agent (if used)

Mr Richard Shuttleworth
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal alterations to allow for the reconfiguration (reduction of no. of bedrooms by 21) of existing student accommodation to create studio bedrooms with en-suite bathrooms and services installations

Location: Manchester Student Village, Lower Chatham Street, Manchester, M1 5SX

Date of application: 17 November 2022

Application number: 135125/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

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:

Heritage Statement;

STATEMENT OF HERITAGE SIGNIFICANCE

received by the city council, as local planning authority, on 05/10/2022

Drawings - Proposed;
 C-0520-12-1 REV A GROUND FLOOR CEILING PLAN
 C-0520-51 REV A DEMOLITIONS SECTION A-A
 C-0520-52 REV A SECTION A-A & INTERNAL ELEVATIONS;
 Supporting information;
 ARCHITECTURAL METHOD STATEMENT;
 Heritage Statement;
 HERITAGE STATEMENT;
 received by the city council, as local planning authority on 07/11/2022;
 C-0520-06 REV A2 DEMOLITIONS LOWER GROUND FLOOR PLAN
 C-0520-07 REV A4 LOWER GROUND FLOOR PLAN
 C-0520-11 REV A2 DEMOLITIONS GROUND FLOOR PLAN
 C-0520-12 REV A4 GROUND FLOOR PLAN
 C-0520-120 REV A4 TYPICAL STUDIO LAYOUT
 C-0520-150 REV A2 PARAPET WALL TYPICAL DETAIL
 C-0520-16 REV A2 DEMOLITIONS 1ST FLOOR PLAN
 C-0520-17 REV A4 1ST FLOOR PLAN
 C-0520-21 REV A2 DEMOLITIONS 2ND FLOOR PLAN
 C-0520-22 REV A4 2ND FLOOR PLAN
 C-0520-26 REV A2 DEMOLITIONS 3RD FLOOR PLAN
 C-0520-27 REV A4 3RD FLOOR PLAN
 C-0520-31 REV A2 DEMOLITIONS 4TH FLOOR PLAN
 C-0520-32 REV A4 4TH FLOOR PLAN
 C-0520-36 REV A2 DEMOLITIONS 5TH FLOOR PLAN
 C-0520-37 REV A4 5TH FLOOR PLAN
 C-0520-53 REV A4 SECTION B-B;
 received by the city council, as local planning authority, on 30/01/2023;
 C-0520-07-1 PROPOSED LOWER GROUND FLOOR CEILING
 C-0520-100 REV A2 TYPICAL STUDIO 3D VIEWS
 C-0520-12-1 REV A5 GROUND FLOOR CEILING [LEVEL 0]
 C-0520-17-1 FIRST FLOOR CEILING [LEVEL 2]
 C-0520-22-1 SECOND FLOOR CEILING [LEVEL 3]
 C-0520-27-1 THIRD FLOOR CEILING [LEVEL 5]
 C-0520-32-1 FOURTH FLOOR CEILING [LEVEL 6]
 C-0520-37-1 FIFTH FLOOR CEILING [LEVEL 8];
 received by the city council, as local planning authority, on 31/01/2023.

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, saved policy DC19.1 and Sections 12 of the National Planning Policy Framework.

3) Prior to the commencement of works to the internal columns, bracing and trusses (including cleaning and redecoration), a detailed method statement and specification (including material specification and paint analysis) for the exposure of the columns, alteration, repair and cleaning shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the

Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the application of any finishes to the floors, original/historic walls and ceilings, full details, methods and specifications of materials, including drawings showing locations of finishes, shall be submitted for approval in writing by the City Council as local planning authority.

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

Reason - 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 saved policy DC19.1 of the Unitary Development

5) Prior to the installation of any M&E to the listed building, full details, including scaled drawings showing locations, elevations and cross-sections (scale 1:10 / 1:15 as appropriate), materials, finishes, fixings and junctions with historic fabric, of the M&E 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 completed prior to first occupation of the development.

Reason - 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 saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

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

Date: 7 February 2023

Signed:

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

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.