

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

Watch This Space (Jembrana) Ltd
C/o Agent

Agent (if used)

Miss Rebecca Dewey
Oriel Planning Ltd
PO Box 305
CW5 9EL

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the restoration and conversion of Grade II listed Bridgewater House

Location: Bridgewater House, Great Jackson Street, Manchester, M15 4WG

Date of application: 24 August 2022

Application number: 134695/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:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

100C Site & Location Plan
111G Proposed Ground Floor
112E Proposed First Floor
113E Proposed Second Floor Plan
114E Proposed Third Floor Plan
115F Proposed Roof Plan
116G Proposed Chester Road Elevation
117D Proposed Crown Street Elevation
118D Proposed Silvercroft Street Elevation
119B Proposed Courtyard Elevation
120D Proposed Great Jackson Street Elevation
121E Proposed Front Elevations (NB)
122G Proposed Courtyard Elevations (NB)
123C Proposed Sections A-A & B-B (NB)
124G Combined Elevations 1
125D Combined Elevations 2
126C Section C-C
127B Section D-D
128C Section E-E
131A Strip Out - Lower Ground Floor
132A Strip Out - Ground Floor
133A Strip Out - First Floor
134A Strip Out - Attic Floor
136B Typical Wall & Cornice Interaction
137C Typical Detail Floor/Ceiling/Cornice
138A Sealed Shut Original Doors & Boarded Over
139A Bin Store Details
174A Typical Entrance Door Details
176A Landscaping

300 GF ceilings & Cornice plan
301 GF Ceilings & Cornice Rooms G.01-04
302 GF Ceilings & Cornice Rooms G.05-08
303 GF Ceilings & Cornice Rooms G.09-11
304 GF Ceilings & Cornice Rooms G.12-15
305 GF Ceilings & Cornice Rooms G.16-18
306 GF Ceilings & Cornice Rooms G.19-22
307 GF Ceilings & Cornice Rooms G.23-26
308 GF Ceilings & Cornice Rooms G.27-29
309 FF ceilings & Cornice plan
310 FF Ceilings & Cornice Rooms G.01-03
311 FF Ceilings & Cornice Rooms G.04-07
312 FF Ceilings & Cornice Rooms G.08-12
313 FF Ceilings & Cornice Rooms G.13-17
314 FF Ceilings & Cornice Rooms G.18-20
315 FF Ceilings & Cornice Rooms G.21-23
316 FF Ceilings & Cornice Rooms G.24-29
317 FF Ceilings & Cornice Rooms G.30-37

Design & Access Statement Rev D - 16.01.23

Environmental Standards Statement 28 June 2022 by Hulley & Kirkwood Consulting Engineers Ltd
Air Quality Assessment Ref: 102821 31 May 2022 by Miller Goodall Ltd
Crime Impact Statement Version B: 18th July 2022 reference 2007/1245/CIS/01 by Greater Manchester Police
Acoustic Planning Report 0905/APR1 Revision 2 dated 11 August 2022 by Lighthouse Acoustics
Bat Emergence Survey Report dated July 2022 by Collington Winter Environmental Limited
Flood Risk Assessment and Drainage Strategy Report Ref: 9757-HBL-XX-XX-RP-0001 May 2022 Revision 03 by HBL Associates
Phase I Geo-Environmental Site Assessment G79223 dated June 2022 by Ensaf
Archaeological Desk-Based Assessment JAC28195 V2 22 June 2022 by RPS
Transport Statement 220705/SK22236/TS01(-01) by SK.

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) No development of the new-build element of this permission shall commence unless and until all pre-commencement conditions in respect of the listed building have been discharged and evidence of commencement of works (including evidence of a contract for the implementation of those works) has been submitted to and approved in writing by the City Council as local planning authority.

Reason: To ensure that the refurbishment of the listed building is prioritised within the development as the acceptability of the new-build element is supported in planning terms on the basis of the public/heritage benefits that would be realised from the refurbishment of the listed building, pursuant to NPPF sections 193 and 196, policies DM1, SP1, EC9, EN3 of the Core Strategy and saved Unitary Development Plan Policy DC19.1 (Listed Buildings).

4) The demolition (other than a scheme of soft stripping out that has been agreed in writing by the City Council as local planning authority) hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made and evidence of that contract has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition, pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

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. Any scaffolding or support structure 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) Prior to commencement of the works hereby granted listed building consent and following a soft strip of the modern fabric of the building, a Level 2 Historic Building Survey shall be undertaken across the listed building, the results of which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to record and advance understanding of the significance of the heritage asset, pursuant to paragraph 205 of the NPPF.

7) No works to install the dormer windows hereby approved on the listed building shall commence unless and until samples and specifications of all materials to be used on the dormers have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

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.

8) No works to install non-original roof slates on the listed building shall commence unless and until samples and specifications of replacement roof slates have been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

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.

9) Notwithstanding the drawings approved in condition 2, prior to the commencement of any finishes to fabric within the listed building, details of the following shall be submitted to and agreed in writing by the City Council as local planning:

(a) A paintwork analysis of original/historic joinery (including staircases and windows), metalwork (fire surrounds) and wall finishes (attic);

(b) Internal and external finishes of the retained and proposed new joinery, metalwork and wall/ceiling/floor finishes. This should be informed by the paintwork analysis in part (a).

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

10) A full internal room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features, including full details of any acoustic/thermal insulation and fire protection works, shall be submitted to and approved in writing by the City Council as local planning authority prior to works to those features commencing.

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

11) Prior to the installation of any M&E services, details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of M&E services shall be submitted to and approved 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 - 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.

12) Prior to the installation of any new stud-partition walls, the type of construction and method of installation of all new stud-partition walls, including cross-sections (scale 1:10 or otherwise as appropriate), details of shadow gaps and junctions to skirting/cornices, 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 the 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.

13) Prior to any works to the windows commencing, a method statement and specifications for repair and replacement works to the windows, based on a detailed survey of the windows, 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 the 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.

14) Prior to any works to original/historic doors commencing, a method statement and specifications for repair and replacement works to the doors, based on a detailed survey of the doors, 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 the 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.

15) Prior to any works to cornices commencing, a method statement and specifications for repair and restoration works to the cornices, based on a detailed survey of the cornices, 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 the 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.

16) Prior to any works to stonework commencing, a method statement and specifications for repair and restoration works to the stonework 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 the 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.

17) Prior to any works to external joinery commencing, a method statement and specifications for repair and restoration works to the external joinery, based on a detailed survey of the joinery, 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 the 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.

18) Prior to any works to internal joinery (including window shutters) commencing, a method statement and specifications for repair and restoration works to the internal joinery, based on a detailed survey of the joinery, 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 the 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.

19) Prior to any works to metalwork commencing, a method statement and specifications for repair and restoration works to the metalwork, based on a detailed survey of the metalwork, 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 the 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.

20) Prior to any works to install internal and external doors within the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all door types to be installed 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 the 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.

21) Prior to any works to install windows in the building, full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed 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 the 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.

22) Prior to the installation of any secondary glazing 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 secondary glazing 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.

23) Prior to any works to install exterior lighting on the building, full details (including appearance, fixings and cabling routes) of all exterior lighting on the building 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 the 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.

24) Prior to any works to install any fixtures and fittings to the exterior of the building, such as vents, extracts, flues and service boxes, full details of the fixtures and fittings, including locations, size, appearance, materials, finishes and fixings, 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 the 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.

25) Prior to any cleaning of stonework, brickwork, joinery or metalwork, a detailed method statement for the cleaning 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 the 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.

26) Prior to the re-pointing of any brickwork, details, including a specification and samples, of any mortar proposed to repoint the brickwork 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 the 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.

27) Prior to the installation of rooflights, full details, including scaled cross sections, of the rooflights 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 the 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.

28) Prior to the commencement of works to re-instate rainwater goods to the listed building, full details (including locations, appearance, materials, finishes and fixings) of any replacement rainwater goods, which shall be constructed of cast iron and coloured black shall be submitted to and approved in writing by the City Council, as local planning authority.

The installation of the rainwater goods shall be carried out in accordance with the approved details and completed prior to the 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.

29) Notwithstanding the details approved in condition 2, at least 14 days' notice shall be given in writing to the City Council as local planning authority of the intention to start works on the roof of the listed building. Once access to the roof is secured, the City

Council as local planning authority shall be notified in writing and a site meeting arranged with the local planning authority officers to inspect the underlying roof timbers in order to review and agree the extent of repair/replacement works. Details of the repair/replacement works, including a full timber schedule, shall be submitted to and approved in writing by the City Council as local planning authority prior to those works commencing. The works shall be carried out in accordance with the approved details.

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.

30) a. Notwithstanding the details shown in the approved drawings, prior to the commencement of development, a programme for the submission of final details of public and private realm works shall be submitted to and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- (i) Details of the proposed hard landscape materials;
- (ii) Details of the proposed external furniture including seating, bins and lighting;
- (iii) Details of any external steps and handrails; and
- (iv) Details of external walls and railings.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - To ensure that satisfactory public and private realm for the development is carried out that respects the character and appearance of the listed building, as 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

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: 6 February 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.