

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 James Nichols
The Hut Group
C/o Agent

Agent (if used)

Miss Ellie Philcox
Euan Kellie Property Solutions
Landmark House
Station Road
SK8 7BS

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal refurbishment of the existing King Street Townhouse Hotel, new eighth floor rooftop extension and replacement of the existing facade at fifth, sixth and seventh floors and associated works

Location: 10 Booth Street, Manchester, M2 4AW

Date of application: 22 June 2021

Application number: 130827/LO/2021

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

In assessing the merits of a planning application, officers have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance this has included advice about the intended use of the proposed development and its impact, and the development is considered acceptable, subject to conditions.

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:

Drawings

- o Site Plan 11177-EPR-00-XX-TP-A-01-0101-Rev 01
- o Basement Level - Demolition Plan 11177-EPR-00-B1-TP-A-02-0220-Rev 01
- o Ground Floor - Demolition Plan 11177-EPR-00-GF-TP-A-02-0221-Rev 01
- o Mezzanine Level - Demolition Plan 11177-EPR-00-M1-TP-A-02-0222-Rev 01
- o First Level - Demolition Plan 11177-EPR-00-01-TP-A-02-0223-Rev 01
- o Second Floor - Demolition Plan 11177-EPR-00-02-TP-A-02-0224-Rev 01
- o Third Floor - Demolition Plan 11177-EPR-00-03-TP-A-02-0225-Rev 01
- o Fourth Floor - Demolition Plan 11177-EPR-00-04-TP-A-02-0226-Rev 01
- o Fifth Floor - Demolition Plan 11177-EPR-00-05-TP-A-02-0227-Rev 01
- o Sixth Floor - Demolition Plan 11177-EPR-00-06-TP-A-02-0228-Rev 01
- o Seventh Floor - Demolition Plan 11177-EPR-00-07-TP-A-02-0229-Rev 01
- o Eighth Floor - Demolition Plan 11177-EPR-00-08-TP-A-02-0230-Rev 01
- o Basement Level - Proposed Plan 11177-EPR-00-B1-TP-A-02-0240-Rev 01
- o Ground Floor - Proposed Plan 11177-EPR-00-GF-TP-A-02-0241-Rev 01
- o Mezzanine Level - Proposed Plan 11177-EPR-00-M1-TP-A-02-0242-Rev 01
- o First Floor - Proposed Plan 11177-EPR-00-01-TP-A-02-0243-Rev 01
- o Second Floor - Proposed Plan 11177-EPR-00-02-TP-A-02-0244-Rev 01
- o Third Floor - Proposed Plan 11177-EPR-00-03-TP-A-02-0245-Rev 01
- o Fourth Floor - Proposed Plan 11177-EPR-00-04-TP-A-02-0246-Rev 01
- o Fifth Floor - Proposed Plan 11177-EPR-00-05-TP-A-02-0247-Rev 01
- o Sixth Floor - Proposed Plan 11177-EPR-00-06-TP-A-02-0248-Rev 01
- o Seventh Floor - Proposed Plan 11177-EPR-00-07-TP-A-02-0249-Rev 01
- o Eighth Floor - Proposed Plan 11177-EPR-00-08-TP-A-02-0250-Rev 01
- o Roof Level - Proposed Plan 11177-EPR-00-RF-TP-A-02-0251-Rev 01

Documents

Heritage and Visual Impact Assessment prepared by Stephen Levrant Heritage Architecture

Computer Generated Images prepared by EPR

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policy DM1 (Development Management) of the Manchester Core Strategy.

3) Prior to the commencement of works to three pairs of ground floor entrance doors and windows on Booth Street, a detailed method statement and specification for the repair and alterations to the windows and doors (including details of new glazing) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings 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 removal of existing lighting and the installation of new lighting to the main entrance on Booth Street, a detailed method statement and specification for the works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for to avoid damaged and repair to the historic fabric and details of how the new lighting will be installed. The works shall be carried out in accordance with this method statement and specification.

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

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the removal and installation of new lighting is done in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to 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.

5) Prior to the commencement of any works, a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted for approval in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any 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 the removal of the scaffold. Any associated scaffold shall be fully implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect designated heritage assets and careful attention to building work is required to protect the character and appearance of the listed building and designated Conservation Area in accordance with policies SP1, CC9, EN3 and DM1 of the City of Manchester Core Strategy and saved policies DC18 and DC19 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:

http://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: 17 November 2022

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.