

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	323
Suffix	
Property Name	
Address Line 1	Oxford Road
Address Line 2	
Address Line 3	Manchester
Town/city	Manchester
Postcode	M13 9PS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
384697	396491

Description

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Stinton

Company Name

University of Manchester

Address

Address line 1

323 Oxford Road

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Country

Postcode

M13 9PS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Sean

Surname

Heneghan

Company Name

ADP Architecture Ltd

Address

Address line 1

ADP Architecture Ltd

Address line 2

33A Vittoria Street

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B1 3ND

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Listed Building Consent for internal and external alterations and 4-storey extension to the Grade II Listed 323 Oxford Road including refurbishment of existing windows; weather-proofing works; elevation works including to entrance and front courtyard on Oxford Road, demolition of single storey lean-to structures to rear of existing property to allow for level access; removal of non-original internal partitions, suspended ceilings and fittings; alongside the installation of new rooftop plant and screen and associated works (associated full planning application reference 127105/LO/2020).

Reference number

27105/LO/2020

Date of decision (date must be pre-application submission)

29/07/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 03) of Listed Building Consent.

3) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site, and prior to the occupation of the proposed attached new build approved under application ref 127104/FO/2020:

- a) M&E and incoming utilities proposed in the original building at 323 Oxford Road - including routing and fixing details
- b) Insulation proposed to the roof of the original building at 323 Oxford Road
- c) Cleaning, repairs, treatment and redecoration to all external features of the original building at 323 Oxford Road including but not limited to stucco, windows, sills, cornices etc.
- d) Method statement for removal of non-original items in the listed building including but not limited to cash machine, redundant signage etc and the making good of any damage caused by the removal of these non-original features.

127105/LO/2020 Page 5 of 7

- e) Cleaning, repairs and treatment of the roof, leadwork, parapet and associated pipework.
- f) Method statement for the removal of non-original concrete steps and steel ramp to the front elevation, and for making good of any damage caused by their removal, and details and method statement for repair and/or reinstatement of the original stone steps.
- g) Method statement for the retention and repair of the original boundary plinth stones to Dover Street. And a detailed design for the proposed new cast iron railings, including samples and specifications and method statement for installation.

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

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies DM1, SP1, CC9 and EN3 of the Manchester Core Strategy (2012) and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester (1995).

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

24/05/2021

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Works to the listed building are to commence at a later date than the new build, which the condition references.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Removal of " prior to the occupation of the proposed attached new build approved under application ref 127104/FO/2020"

Changed to -in a time scale to be agreed by Manchester University and Manchester City Council.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Sean

Surname

Heneghan

Declaration Date

25/10/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Tom Gaskell

Date

26/10/2022