

Planning

Growth & Development

Delegated officer report for planning application

Application no. 134780/LO/2022

Date registered valid: 25 August 2022

Proposal: Listed Building Consent for the erection of a two storey rear extension to form additional living accommodation

Address: Northern House , Ford Lane, Manchester, M22 4NQ

Ward(s): Northenden Ward

Applicant: Mr And Mrs Rubin C/o Agent

Agent (if any): Mrs Lisa Mcfarlane Seven Architecture Unit 1.3 Waulk Mill, 51 Bengal Street, Manchester, M4 6LN

Case officer: Katie Raw
Tel: 0161 234 4164
Email: katie.raw@manchester.gov.uk

Recommendation: Withdrawn

Date of recommendation: 18 October 2022

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 16 September 2022

Standard consultations:

Printed: 2 September 2022

Expired: 23 September 2022

Neighbour notifications

Printed: 2 September 2022

Expired: 23 September 2022

Site notice

Posted: 16 September 2022

Expired: 7 October 2022

Press advert

Published: 6 September 2022

Expired: 27 September 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Northenden Conservation Area 1979

Tree Preservation Order: No

Description of area

Description of development

Consultations & Notification Responses

Issues

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Withdrawn

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation
Northenden Civic Society

Scrapyard Adjacent 1A, Boat Lane, Manchester, M22 4HR
St. Wilfrid's Church, Ford Lane, Manchester, M22 4NQ
21 Ford Lane, Manchester, M22 4WE
Dene House, Ford Lane, Manchester, M22 4NQ
27 Ford Lane, Manchester, M22 4WE
Cromwell Cottage, Ford Lane, Manchester, M22 4NQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Conservation Area - Northenden Conservation Area 1979
Area Team Boundary - Name: SOUTH AREA