

Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended)

Refusal of Listed Building Consent

Applicant

Cornerstone
C /o Agent

Agent (if used)

Mr Jamaal Hafiz
Clarke Telecom
Unit E Madison Place
Northampton Road
Manchester
M40 5AG

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the installation of 12 no. antennas at a top height of 38m and 4 no. transmission dishes fixed to new steelwork, 4 no. equipment cabinets, and ancillary development thereto, including the installation of 2 no. GPS modules, 36no. ERSs (Ericsson Radio Systems). length of proposed pole mount masts taken by themselves is 4 metres

Location: Orient House , Granby Row, Manchester, M1 7AB

Date of application: 8 June 2022

Application number: 134005/LO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

The proposal would not improve the social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There are no conditions which could reasonably have been imposed, which would have made the development acceptable and it is therefore not possible to approve the application.

Reason(s) for decision

1) The proposed installations are unacceptable as they would cause harm to the character and appearance of the listed building and views of the application site from within the Whitworth Street Conservation Area. The proposed installation would

harmfully diminish the appearance of the principal elevation which include bay divisions and a row of faux chimneys and would introduce an alien feature that would result in an uncoordinated appearance on the principal elevation. This harm would be compounded by the fact that the proposal would be highly visible from both ground level and taller buildings surrounding the site in various directions. The proposal would result in an unduly harmful impact to the heritage assets which would amount to less than substantial harm from which the required public benefits do not exist to outweigh the level of harm caused. For these reasons, the proposal would be unacceptable and inconsistent with guidance within the National Planning Policy Framework and policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

2) There is insufficient evidence to demonstrate the level of harm that would be caused to the development site, which is a Grade II Listed Building, the heritage assets comprising the building and the surrounding Whitworth Street Area and the setting of nearby listed buildings due to the proposed works. This is due to the lack of adequate detailed information on the works to the original fabric and a lack of method statements to confirm the acceptability of the treatment of original fabric, preventing a full assessment of the acceptability of any required interventions and alterations, which would be detrimental to the listed building. For these reasons, the proposal would be unacceptable and inconsistent with guidance within the National Planning Policy Framework and policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Date: 1 August 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 decision refers only to that required under the Planning (Listed Buildings & 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 consent or approval for the proposed development, or to grant consent or approval subject to conditions, they 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. If consent is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of section 27 of the Act.

4. In certain circumstances, a claim may be made against the local planning authority for compensation, where consent 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 27 of the Act..