

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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Biz Assets Ltd
2nd Floor Fairbank House
27 Ashley Road
Altrincham
WA14 2DP

Agent (if used)

Andrew Burns
Atelier MB
Suite 2A
Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Specified Plans) pursuant to Planning Permission 139183/FO/2024 to allow for elevational alterations to form accessible entrance.

Location: 79 Mosley Street, Manchester, M2 3LQ

Date of application: 26 January 2026

Application number: 144973/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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 18-09-2027

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with the following:

- a) Site Location Plans 1995 E(900) and E(901)

(b) Dwgs 1995 P(100) Rev P, P(101) Rev E, P(107) Rev D, P(108), P(110) Rev P, P(111) Rev F, P(117) Rev E, P(118) Rev A, P(120) Rev O, P(121) Rev E, P(127) Rev E, P(128) Rev B, P(130) Rev N, P(131) Rev E, P(137) Rev E, P(138) Rev A, P(140) Rev O, P(141) Rev D, P(147) Rev E, P(148) Rev A, P(150) Rev J, P(151) Rev E, P(152) Rev A, P(180) Rev A and P(181) Rev A;

(c) Dwgs 1995 P(200) REV G, P(201) REV D, P(203), P(210) REV F, P(211) REV D, P(213), P(220) REV H, P(221) REV B, P(223), P(230) P(231), P(240), P(241) P(300) REV C, P(301) REV B, P(311) REV B, P(320) REV C, P(321) REV D, P(330) REV E, P(331) REV A, P(340) REV F, P(341) REV B, P(350) REV A, P(351) REV A, P(361) REV B, P(370), P(371), P(380), P(400) REV C, P(410) REV C, P(411), P(402), P(403) P(404), P(405), P(406), P(407), P(420), P(421), P(422), P(424), P(425) and P(360) REV A as amended by P(435) Rev A;

(d) Inspection & Assessment in relation to Bats & Breeding Birds , March 2023 by Tyrer Ecological Consultants Ltd;

(e) 79 MOSLEY STREET, MANCHESTER, ARCHAEOLOGICAL DESK BASED ASSESSMENT, December 2017 by Wardell Armstrong;

(f) NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08 AUGUST 2024 by PDA;

(g) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB; and

(h) ENVELOPE REPAIR SCHEDULE by Atelier. MB

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC7, CC9 , CC10, T1, T2 and DM 1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1.

3) The development shall be implemented in accordance with the following:

77 79 Mosley St Construction Management Plan Oct 2024 Rev 3 by Biz Assets as amended and supplemented by the m20property's e-mail in relation to deliveries dated 14-02-25

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) (a) The development shall be implemented in accordance with the following:

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) The development shall operate on an ongoing basis in accordance with the following:

Servicing Strategy Proposed Change of Use - 77-79 Mosley Street, Manchester by SCP
15/09/25

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The cycle parking spaces shall be fully implemented as shown in dwg 1995 P(100) Rev M the development shall not be occupied unless and until the above cycle parking spaces are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

7) (a) The development shall be implemented in accordance with the following:

Travel Plan Proposed Change of Use - 77-79 Mosley Street, Manchester 230681
SEPTEMBER 2025 by SCP

(b) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

8) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as Class E ((a) (excluding convenience retail), (b), (c), (e) and (g) only within the ground floor and basement commercial units as shown in dwgs 1995 P(100) Rev M and P(110) Rev N and for no other purposes.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and to safeguard the amenity of the office users above pursuant to Core Strategy policies SP1 and DM1 and saved UDP Policies DC26.

9) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor and basement units as shown on Dwgs 995 P(100) Rev M and P(110) Rev N shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses.

The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet

search). It describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which supersede this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

10) Prior to occupation of each of the following:

(a) The office space at floors 1 to 3; and

(b) Each of the ground floor and basement commercial units (A, B, C and D) as shown within Dwgs 1995 P(100) Rev M and P(110) Rev N

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before each of the above are occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy.

11) (a) Units B and D shall operate only during the following hours:

06:00 to 23:00 Monday to Sunday

(b) Before any use of Units A and C commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) With the exception of Unit D the development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above as shown in Dwg no's 1995 P(100) Rev M and P(110) Rev N

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

13) The waste storage and disposal shall operate in accordance with the following:

Dwg 1995 P(930) (Refuse Plans) and Waste Proforma Rev B both stamped as received on 15-01-24

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) The development shall be implemented and operated in accordance with the following:

NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08, AUGUST 2024 by PDA D10 v1.0 in relation to Noise Breakout from the Ground Floor and Basement Commercial to the offices above

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses in the basement and ground floor commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future office occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

15) Before use of each of the ground floor and basement commercial units (A, B, C and D) as shown in dwgs 1995 P(100) Rev M and P(110) Rev N commence, a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise break shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(b) Prior to occupation of each unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

17) The window(s) at ground level, fronting onto Mosley Street and Princess Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) The commercial units within the basement and ground floor, as shown on drawings 1 995 P(100) Rev M and P(110) Rev N shall remain as 4 units (A,B,C and D) and shall not be sub divided without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

19) In the event that any of the commercial units A,B,C and D.as shown in dwgs 1995 P(100) Rev M and P(110) Rev N are occupied as an restaurant (Class E (b)) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester

Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

20) Prior to commencement of the following works details of the materials shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Reinstated windows;

The development shall be implemented in accordance with the following:

(b) Proposed railings

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

(c) New Doors to Back George Street;

P(432) BASEMENT DOOR DETAILS

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

(c) New Doors to Back George Street;

the works shall then be implemented in accordance with the approved details prior to occupation.

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 and and because 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 DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

21) Prior to the first use of the development hereby approved a final external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include that there will be no vinyl signs within any windows and that projecting signs should not exceed 30mm. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) (a) The development shall be implemented in accordance with the following:

Finishes schedule

1995 - Interior Existing Fabric Treatment Schedule - Rev A

1995-1995 Envelope Repair Specification

1995-1995 Interior Repair Specification 16-01-2025 V3

1995 P(420) New Lantern Roof Details
 1995 P(431) Existing Lantern Roof Details
 1995 P(108) Basement Plan - Finishes
 1995 P(118)E Ground Floor Plan - Finishes - Rev E
 1995 P(128)D First Floor Plan - Finishes - Rev B
 1995 P(138)C Second Floor Plan - Finishes - Rev B
 1995 P(148)D Third Floor Plan - Finishes - Rev B
 1995 P(433) Wall and Chimney Section
 1995 T(401) Junction Details - Rev B
 1995 T(403) Proposed Plant Deck Detail - Rev B
 1995 T(405) Window Repair Detail
 1995 T(400)A FLOOR UPGRADE DETAILS

as updated by Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A

(b) Dwg T(440) SHOP FRONT DETAILS and subject to final agreement of paint colour and specification as required by condition 22 (j)

(c) On the basis of implementation in accordance with the following in relation to this item:

1995-1995 Interior Repair Specification 16-01-2025 V3

(d) T(410) - WC VENT DETAIL,i) Details of making good parts of the building that are to be the subject of removals and / or demolition;

On the basis of implementation in accordance with the following in relation to these items:

1995 - Interior Existing Fabric Treatment Schedule - Rev A

1995-1995 Interior Repair Specification 16-01-2025 V3

and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A;and

(e) Atelier. MB M&E Strategy 16-01-26 in relation to the building fit out; CCTV cameras as shown on the following dwgs:

1995 P(222) D Proposed Elevation - Princess Street - Signage Strategy;

1995 P(212) E Proposed Elevation - Mosley Street - Signage Strategy;

1995 P(202) C Proposed Elevation - Back George Street - Signage Strategy; and Datasheet Wall Mount Bracket and Datasheet CCTV

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.

23) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

(i) Details of reinstatement of windows;

The above shall be implemented in accordance with the approved details before the development is first occupied.

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.

24) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following item unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of all secondary glazing;

The above shall be implemented in accordance with the approved details before the development is first occupied.

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.

25) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of vents to WC's within brickwork including appearance and final locations;

All of the above shall be implemented in accordance with the approved details before the development is first occupied.

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.

26) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following item unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Works to basement windows and pavement lights to Princess Street and final design details;

The above shall be implemented in accordance with the approved details before the development is first occupied.

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.

27) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of paintwork and finishes;

The above shall be implemented in accordance with the approved details before the development is first occupied.

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

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: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

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 Mining Remediation Authority.

Date: 23 March 2026

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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision . 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.