

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Sunil Ahuja
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Victoria House
21 Manor Street
Manchester
M12 6HE

Agent (if used)

Mr Oliver Kearney
Just-H Architects
46 Manchester Road
Manchester
M21 9PH

Part 1 – Particulars of the application/development

Proposal: Discharge of Condition 3 (Schedule of Works), 4 (Protection of features), 5 (Services), 6 (Windows) attached to Listed Building Consent 142209/LO/2025.

Location: Victoria House, 21 Manor Street, Manchester, M12 6HE

Date of application: 18 December 2025

Application number: CDN/25/1211

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

C3 Schedule of works

The discharge of condition 3 (Schedule of Works) is approved subject to the development being implemented in accordance with document referenced: Condition 3 Schedule Revision A received 2 April 2026.

C4 Protect features

The discharge of condition 4 (Protection of features) is approved subject to the development being implemented in accordance with the details of document and drawings received by the City Council as local planning authority on the specified date and referenced:

Condition 4 Schedule Revision A received 10 April 2026

Drawings:

Finishes Plan Ref: AL-P-11.01 received 6 March 2026
Door Schedule Ref: AL-P-12.01 received 6 March 2026
Reflect Ceiling Plan Ref: AL-P-15.01 Rev B received 6 March 2026
Typical ceiling details Ref: AD2.01 received 18 December 2025
Shaft wall detail Ref: AD3.01 Rev A received 8 April 2026
Window condition report received 18 December 2025

Proposed elevations Ref: AV1.01 Rev E received 10 March 2026.

C5 Services

The discharge of condition 5 (Services) is approved subject to the development being implemented in accordance with the details of document and drawings received by the City Council as local planning authority on the specified date and referenced:

MEP Services Plan Rev B received 6 March 2026

Drawings

Basement ventilation Ref: H2X Rev A received 12 March 2026

Ground floor ventilation Ref: H2X Rev A received 12 March 2026

FF & SF ventilation Ref: H2X Rev A received 12 March 2026.

C6 Windows

The discharge of condition 6 (Windows) is approved subject to the development being implemented in accordance with the details of document and drawings received by the City Council as local planning authority on the specified date and referenced:

Window condition report received 18 December 2025.

Drawings

Proposed elevations Ref: AV1.01 Rev E received 10 March 2026

Reflect Ceiling Plan Ref: AL-P-15.01 Rev B received 6 March 2026.

Date: 13 April 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 his 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.