MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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: 47

Suffix:

Property Name:

Address Line 1: Lever Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 1FN

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

Easting (x): 384613

Northing (y): 398512

Description

Unit 1 The Hive, 47 Lever Street, Manchester, M1 1FN

Applicant Details

Name/Company

Title

First name

Andrew

Surname

Marshall

Company Name

Want Studios

Address

Address line 1

-

Address line 2

-

Address line 3

Town/City

County

Country

-

Postcode

-

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Charise

Surname

Chumroonridhi

Company Name

Broadgrove Planning & Development

Address

Address line 1

Regent House

Address line 2

Heaton Lane

Address line 3

Town/City

Stockport

County

Country

GB

Postcode

SK41BS

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

Change of use to Wine Bar, Restaurant, Deli and venue for food and drink related classes and literary and arts related events. (Sui Generis)

Reference number

096484/FU/2011/C2

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

17/08/2011

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

Condition number(s)

Condition 2 - Approved Hours

Has the development already started?

- [x] Yes
- [ ] No

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

04/02/2013

Has the development been completed?

- [x] Yes
- [ ] No

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

22/05/2013

Condition(s) - Variation/Removal

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

This Section 73 application seeks to vary Condition 2 (Approved Hours) attached to planning permission 096484/FU/2011/C2 to extend the approved operating hours by one hour, from 00:00 until 01:00 daily.

Please refer to the Covering Letter.

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

This Section 73 application seeks to vary Condition 2 to permit the following operating hours:

'The premises shall not be open to the public outside the following hours: 08.00 - 01.00 Monday to Sunday'

Please refer to the Covering Letter.

Site Visit

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

- [x] Yes
- [ ] No

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

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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?
E.g. All the land is owned by a single individual

- [ ] Yes
- [x] No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☑ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- ○ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

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

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:

Number:
70

Suffix:

Address line 1:
Grosvenor Street

Address Line 2:

Town/City:
London

Postcode:
W1K 3JP

Date notice served (DD/MM/YYYY):
26/06/2026

Person Family Name:

Person Role

- ○ The Applicant
- ☑ The Agent

Title

Miss

First Name

Charise

Surname

Chumroonridhi

Declaration Date

26/06/2026

☑ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Charise Chumroonridhi

Date

27/06/2026