



**STOCKPORT**  
METROPOLITAN BOROUGH COUNCIL

Planning Services,  
Stockport Council, Place Directorate,  
Stopford House, Piccadilly, Stockport  
SK1 3XE  
Website: [www.stockport.gov.uk/planning](http://www.stockport.gov.uk/planning)  
Email: [Admin.DC@stockport.gov.uk](mailto:Admin.DC@stockport.gov.uk)

## Application for Approval of Details Reserved by Condition

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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Martin

Surname

Healy

Company Name

### Address

Address line 1

The Good Rebel

Address line 2

6 Mealhouse Brow

Address line 3

Town/City

Stockport

Country

United Kingdom

Postcode

SK1 1JP

Are you an agent acting on behalf of the applicant?

Yes

No

### 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

As per planning reference DC/061099, this application discloses condition 3 (doors), condition 4 (external plant including flues) and condition 10 (noise assessment)

Reference number

DC/061099

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

02/10/2016

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

Condition number(s)

- 3. Notwithstanding the information shown on the submitted drawings, no installation of external doors shall take place until details of the external doors (which shall be of timber with a traditional design and painted finish) have been submitted to and approved in writing by the local planning authority. The external doors shall accord with the approved details. Reason: In order to preserve or enhance the special architectural, artistic, historic or archaeological significance of the heritage asset, in accordance with Development Management Policy SIE-3 (Protecting, safeguarding and enhancing the environment) of the adopted Stockport Core Strategy, and in order to preserve or enhance the character or appearance of the Market Underbanks Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".
- 4. No installation of any externally mounted plant equipment (including utility meter boxes, flues, ventilation extracts, roof vents, lighting, security cameras and alarm boxes) shall take place until details (including the location, design, method of support, materials and finishes) have been submitted to and approved in writing by the local planning authority. Such plant and other equipment shall not be installed other than in accordance with the approved details. Reason: In order to preserve or enhance the special architectural, artistic, historic or archaeological significance of the heritage asset, in accordance with Development Management Policy SIE-3 (Protecting, safeguarding and enhancing the environment) of the adopted Stockport Core Strategy, and in order to preserve or enhance the character or appearance of the Market Underbanks Conservation Area in accordance with saved UDP Review Policy HC1.3, "Special Control of Development in Conservation Areas".
- 10. No development shall take place until a noise assessment, to be made in line with BS 8233;2014, has been carried out by a suitably qualified individual and submitted to and approved by the Local Planning Authority. The development should thereafter Reason: To ensure that the amenity of adjoining dwellings is adequately protected in compliance with Policies SIE-1 "Quality Places" and SIE-3 "Protecting, Safeguarding and Enhancing the Environment" of the adopted Stockport Core Strategy DPD.

Has the development already started?

- Yes  
 No

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

21/01/2022

Has the development been completed?

- Yes  
 No

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes  
 No

## Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The installation of an extraction flue up the exterior wall in the rear service yard. The extraction unit has a silencer and will go 1 metre above the top of the eaves, we are terminating 900mm above the nearest open window which will reduce the odour impact to a minimum. The extract fan that will be used is TCBB/4-400/H, decibel rating of 60dBL, air flow per hour is 5.03 m3. The internal fan that will be used is HCFB/4-400/H which gives an air flow rate of 4.92 m3 per hour.

The door in the initial plans at the rear has been removed from the plans and is being left as found.

The extraction flue has been powder coated in black paint to match the character of the existing drainage.

The ducting will be cleaned by a professional company once every six months. This frequency reflects the size of the actual kitchen and the equipment with it being an electric only equipment kitchen.

The front elevation doors and window are to be refurbished and painted black to match the rest of the building

## Site Visit

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

- Yes  
 No

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

- The agent  
 The applicant  
 Other person

## Pre-application Advice

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

- Yes  
 No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

24/01/2022

Details of the pre-application advice received

Hi Martin

I've given this more thought after looking through the relevant consents that remain in place.

I recommend the following:

1. Withdraw the current listed building consent application (our ref: DC/082799) as it is currently unclear at best as the submitted plans show flues in 2 different locations and they do not reflect the discussions we had on site last week. This should be requested in writing by responding to this e-mail.

2. Submit an application for an approval of details required by conditions 3 (doors), 4 (external plant including flues) and 10 (noise assessment) of planning permission ref: DC/061099. This can be done online via the planning portal here: <https://www.planningportal.co.uk/> The application should be accompanied by:

- a. A completed application form;
- b. plans (accurate elevations and sections of the flue and details of wall fixings and details of the external door that has been added at ground floor level - the plans should state that the door and flue are to be painted black);
- c. a detailed noise and vibration assessment informed by the approved upper floor flat noise assessment and soundproofing (approved under application ref: DC/071275 – see attached).
- d. The requisite fee of £116

3. Submit an application for an approval of details required by conditions 3 (doors), 4 (external plant including flues) of listed building consent ref: DC/061100. This can be done online via the planning portal here: <https://www.planningportal.co.uk/> The application should be accompanied by:

- a. A completed application form;
- b. plans (accurate elevations and sections of the flue and details of wall fixings and details of the external door that has been added at ground floor level - the plans should state that the door and flue are to be painted black);

There is no fee payable for this and the conditions mirror that of the planning permission.

If approved this will fulfil your legal obligations in my view.

## Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Martin Healy

Date

02/03/2022