

25 April 2022

Mr Robert Griffin
Manchester City Council
Floor 6
Town Hall Extension
Albert Square
P O Box 532
Manchester M60 2LA

Dear Rob,

**Applications by Feltham Management Limited,
363 Wilmslow Road, Manchester
Variations to Planning Permission References 127016/FO/2020 and Listed Building Consent
Reference 127017/LO/2020**

This letter supports a planning application made under Section 73 of the Town and Country Planning Act 1990 and an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to undertake development at 363 Wilmslow Road Manchester without complying with the conditions attached to planning permission reference 127016/FO/2020 and listed building consent reference 127017/LO/2020.

Together, the two applications seek to vary the following matters compared to the details which have been approved:

- Materials and layout of the steps to the main entrance.
- Materials of rainwater goods.
- Alterations to the design of windows in the rear facing elevation and rear extension. Vary the design of heads of windows in the rear elevation of the original building and in the proposed extension to the building. Treatment of window-sills in the proposed extension. The omission of a dummy window in the side elevation of the proposed rear extension.
- An alternative treatment of the ceilings of the principal rooms on the ground floor.
- Omit replica window shutters and associated skirting and architrave to ground floor flats.

In addition, the planning permission and listed building consent require various works to be done before the building is occupied for residential use. These applications seek to amend some of those

requirements so as to enable a staged approach and a partial occupation prior to the completion of all works.

The conditions that the Section 73 application seeks to vary are:

- Condition 2 which specifies the drawings approved – the application is to substitute alternative drawings. The proposal is to delete reference to drawings that relate to internal works only (because these are covered by the listed building consent); and
- Condition 10 which requires windows in the side elevation of the rear extension facing 361 Wilmslow Road to be obscured glazed prior to occupation – the application is to amend the wording to indicate that occupation of the units where the relevant windows are located shall not be occupied prior to the installation of obscure glazing.

With regard to condition 10, the change is to enable occupation of part of the building prior to the installation of obscure glazing.

The conditions that the Section 19 application seeks to vary/remove are:

- Condition 2 which specifies the drawings approved;
- Condition 5 which relates to the installation of a new false ceiling in the principal ground floor rooms;
- Condition 6 which relates to rainwater goods;
- Condition 7 which relates to the installation of timber panelling and shutters to ground floor windows in the principal rooms; and
- Condition 8 which relates to works being undertaken prior to occupation

Justification for a variation of the details relating to the exterior of the development

The justification for seeking these changes to the design and proposed works is set out in a Heritage Statement which forms part of both applications. In summary, the justification for each revision to the scheme approved by the planning permission and listed building consent is as follows:

Steps to the main entrance.

The revised proposal is to replace the existing front steps with new artstone steps with reconfigured joints. The approved detailing of the steps is shown on drawing 363-OD-0115 Rev.02 Front Steps Detailing. The proposed treatment of the steps is shown on drawing 363-OD-0215 Front Steps Details.

The justification for seeking this amendment is that the existing steps to the entrance are complimentary to the elevation of the building as approved in terms of colour and texture. They also match the coping around the basement lightwells and gateposts. The proposal is to simplify the joints in the steps to remove the visual distraction and enable the eye to focus on the front elevation.

Rainwater goods.

Condition 6 of the Listed building Consent requires rainwater goods to be cast iron and coloured black. The revised proposal is for rainwater goods to be cast aluminium of a heritage profile, coloured black. The approved drawing showing the elevations (363-OD-0109 Rev.03 Elevations (As Proposed)) indicates that all existing uPVC downpipes on the building would be replaced with black aluminium (Alumasc Heritage).

The justification for seeking this amendment is that aluminium rainwater goods are capable of resembling cast iron goods aesthetically. They have the advantage of requiring less ongoing maintenance because it would not be susceptible to corrosion. There are also advantages from a health and safety perspective. No change is required to the approved drawings in this regard.

The design of windows to the rear of the building.

The revised proposal is to:

- Alter the design of windows in the rear facing elevation and rear extension. On the rear elevation of the extension to retain existing window openings with stretcher bond heads, drop the sills and install sprung sliding sash windows at the first-floor level of the extension and glazed timber patio doors at ground level. Paint sills black.
- Alter the design of heads of windows in the rear elevation of the original building and in the proposed extension to the building.
- Omit blind windows in the side elevation of the proposed rear extension

The justifications for seeking these amendments are:

1. The approved scheme involves a reduction in the size of the window extension from those presently built (acknowledging that the existing extension is unauthorised). The purpose of altering the dimension of the windows was to provide window openings with a vertical emphasis as opposed to a horizontal format. This amendment would meet the objective will meet that objective and improve the amount of natural light in rooms.
2. None of the windows in the original building comprising no.363 Wilmslow Road have swept arch heads. The introduction of swept heads in windows of the rear elevation of the original building and in the proposed extension is not true to the original building.
3. The windows in the front and side elevation of the original building have sills painted black. The revised proposal is to paint the sills to windows in the rear extension similarly. This will provide an element of continuity, consistency and unity between the old and new.
4. The two blind windows in the side elevation of the rear extension facing towards No.361 Wilmslow Road are omitted because blind or dummy windows are not a feature that is characteristic of the original building, or group comprising Norton Place.

Justification of a variation of the details for the interior of the building

The following amendments to the approved scheme are internal within the building and relate to the listed building consent only.

The ceilings of the principal rooms on the ground floor.

The revised proposal is to preserve the existing cornice in situ in order to protect it, retain the false ceiling and omit the installation of an additional cornice below the false ceiling.

The justification for seeking this amendment is because the approved works which entail repairing the original cornice, then installing a false ceiling to conceal the original ceiling and repaired cornice, followed by a further cornice installed below the false ceiling serve to conceal the original ceiling, impact on the perceived floor to ceiling height and serve to confuse a future understanding of the history of the buildings. Further, the removal of the now in situ suspended ceiling in order to repair the original above is also likely to cause further damage that would need to be repaired. All of this repair work is not necessary from a practical perspective and the repairs serve to confuse historical materiality.

The size and complexity of the original coving replicated below the suspended ceiling would impact adversely on the character of the space within the room, reducing the perceived height of the space within the room. A replication of the original cornice at a lower level would be overbearing and oversized.

The requirement for additional skirting, architraves, and replica window shutters in the principal ground floor rooms.

The revised proposal is to omit the replica window shutters and to install contemporary, minimally styled skirting and architrave in the principal ground floor rooms.

The justification for seeking this amendment is that deep skirting as approved impacts on the visual impression of the height of the room, and the introduction of inauthentic detailing, would serve to confuse an understanding and the legibility of the building.

Conditions requiring the completion of works prior to occupation

The following conditions attached to the planning permission and the listed building consent require works to be completed prior to the occupation of the building:

Planning permission condition 10, that requires the installation of obscure glazing;

Listed building consent condition 8, that requires picture rails, moulded skirting boards, acanthus design console in the ground floor hallway are installed;

Amendment to Planning Permission Condition 10

Condition 10 requires obscured glazing to be installed to windows in the side elevation, facing no.361 Wilmslow Road of the approved extension to the building, prior to occupation. The proposed wording of this condition is to clarify that the obscured glazing is required to be installed prior to occupation of the units within which the windows requiring obscured glazing are located.

Amendment to Listed Building Consent Condition 8

Listed building consent condition 8 requires works to be undertaken prior to occupation. An amendment to this condition is applied for to enable a phasing of works and a partial occupation of the building prior to the completion of all works.

Summary

In summary these applications seek to undertake development without complying with conditions 2 and 10 of planning permission reference 127016/FO/2020 and to substitute amended conditions as follows:

Condition 2:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

363-OD-0202 Rev.1 Site Plan (Existing v Proposed)
363-OD-0208 Rev.1 Floor Plans (As Proposed)
363-OD-0209 Rev.1 Elevations (As Proposed)
363-OD-0210 Rev.1 Cross Section (As Proposed)
363-OD-0213 Rev.1 Window Details (Sheet 1)
363-OD-0214 Rev.1 Window Details (Sheet 2)
363-OD-0215 Rev.1 Front Steps Details
363-OD-0216 Rev.1 External Works Details
363-OD-0217 Rev.1 Window Details (Sheet 3)
363-OD-0218 Rev.1 Roof Details

Condition 10:

Before first occupation of flats 5 and 6 as identified on drawing 363-OD-0208 Rev.1, the windows in the side elevation of the rear extension facing towards 361 Wilmslow Road (north elevation) shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

In respect of the listed building consent, the applications seek to undertake development without complying with conditions 2, 5, 6, 7 and 8 of listed building consent reference 127017/LO/2020 and to substitute amended conditions as follows:

Condition 2:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

363-OD-0202 Rev.1 Site Plan (Existing v Proposed)
363-OD-0208 Rev.1 Floor Plans (As Proposed)
363-OD-0209 Rev.1 Elevations (As Proposed)
363-OD-0210 Rev.1 Cross Section (As Proposed)
363-OD-0211 Rev.1 Interior Details (Sheet 1)
363-OD-0212 Rev.1 Interior Details (Sheet 2)
363-OD-0213 Rev.1 Window Details (Sheet 1)
363-OD-0214 Rev.1 Window Details (Sheet 2)
363-OD-0215 Rev.1 Front Steps Details

363-OD-0216 Rev.1 External Works Details
363-OD-0217 Rev.1 Window Details (Sheet 3)
363-OD-0218 Rev.1 Roof Details
363-OD-0221 Rev.1 Suspended Ceiling Datasheets

Condition 5:

Remove this condition as it is not proposed to install a new false ceiling

Condition 6:

Remove this condition as details of rainwater goods are shown on drawing 363-OD-0209 Rev.1 Elevations (As Proposed)

Condition 7:

Remove this condition as it is not proposed to install timber panelling and shutters to ground floor windows in the principal rooms.

Condition 8:

The details of the picture rails, moulded skirting boards, acanthus design console brackets within the ground floor entrance hall, as indicated on the approved drawings shall be installed prior to the first occupation of flats numbers 1, 2, 3, or 4 as indicated on drawing 363-OD-0208 Rev.1 Floor Plans (As Proposed)

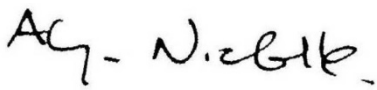
Accordingly, these applications are accompanied by a Heritage Statement produced by Jane Leach of i-Architect and the following drawings:

- 363-OD-0202 Rev.1 Site Plan (Existing v Proposed)
- 363-OD-0208 Rev.1 Floor Plans (As Proposed)
- 363-OD-0209 Rev.1 Elevations (As Proposed)
- 363-OD-0210 Rev.1 Cross Section (As Proposed)
- 363-OD-0211 Rev.1 Interior Details (Sheet 1)
- 363-OD-0212 Rev.1 Interior Details (Sheet 2)
- 363-OD-0213 Rev.1 Window Details (Sheet 1)
- 363-OD-0214 Rev.1 Window Details (Sheet 2)
- 363-OD-0215 Rev.1 Front Steps Details
- 363-OD-0216 Rev.1 External Works Details
- 363-OD-0217 Rev.1 Window Details (Sheet 3)
- 363-OD-0218 Rev.1 Roof Details
- 363-OD-0221 Rev.1 Suspended Ceiling Datasheets

Please note that the application made under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to vary conditions attached to the listed building consent is made on a Section 73 application form, in accord with instructions following an email exchange with the Council's Technical Support Team (Planning).

Please let me know if further information is required and/or a discussion would be helpful.

Yours sincerely

A handwritten signature in black ink that reads "Alyn Nicholls". The signature is written in a cursive, slightly slanted style.

Alyn Nicholls
BA(Hons) MRTPI