

131303/LO/2021

01th March 2022

Julie Roscoe

Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Julie

Proposal: Listed building consent for repair of entry pillars

Location: The Sedge Lynn, 21A Manchester Road, Chorlton, Manchester, M21 9PN

Application number: 131303/LO/2021

Following your letter dated 15th November 2021 please see responses below:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission. – **Noted.**
2. The development hereby approved shall be carried out in accordance with the following drawings and documents: - **Noted.**

AS01 received by the City Council as Local Planning Authority, on the 10.08.2021

Design and Access Statement PN1090-08 August 2021 received by the City Council as Local Planning Authority, on the 10.08.2021

Structural Inspection Report received by the City Council as Local Planning Authority, on the 21.09.2021

3. Notwithstanding the details as set out in condition 2 above, prior to any paint and timber removal on the entry pillars, final details of the paint (colour) together with a photograph to show the extent of paint and timber removal shall be submitted and approved by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved details. – **Paint used is Dulux weather shield primer and gloss. This will match the existing paint colour and finish. All products used are fully breathable. Please see attached for photo of column showing extent of paint and timber being removed. The paint and timber will be removed bellow the tape shown on the column.**
4. Notwithstanding the details as set out in condition 2 above, prior to any repairs or replacement of rainwater goods takes place, full details of the proposed replacement works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. – **Rainwater goods left as existing. No work taken place.**
5. A comprehensive photographic record shall be kept of any history fabric exposed during the refurbishment of the building (internally and externally) including all areas where physical changes are proposed, and shall be submitted to and approved in writing by the City Council as local planning authority upon completion of the development. - **Historic fabric of building will not be altered and will remain as existing throughout the works and after completion. See attached for photo showing existing fabric of building which will remain as is.**



6. Notwithstanding the details as set out in condition 2 above, prior to any repairs to the entry pillars, full details of Timber Species to be used in the works, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details. – Wood is believed to be a softwood with the rot being wet rot. Wet rot treatment will be used where possible. One column will be allowed for cutting out damaged section followed by using epoxy to fill profile and sand back to existing profile before painting.
7. Notwithstanding the details as set out in condition 2 above, prior to any work, detailed technical sheets of the proposed products to be used, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the agreed details. – Please see attached for Ronseal Wet Rot Wood Hardener technical sheet which will be the treatment being used.

If there are any further questions or issues, please do not hesitate to contact me

Yours sincerely

Nathan Sunderland

For and on behalf of

HARRISON INCE HOLDINGS LTD