

Manchester City Council
PO BOX 532
Town Hall
Manchester
M60 2LA

Planning Portal reference number: **PP-11076024**

04 February 2022

Our Ref: 4748C

Dear Sir/ Madam

**Approval of details reserved by Condition 3 of Listed Building Consent 124556/LO/2019 at 26 Church Street,
Manchester, M4 1PN**

Background & Context

On behalf of UN!QUE Pub Properties Ltd, please find enclosed a planning application to discharge the following conditions attached to decision notice 124556/LO/2019, which was approved 18 December 2019:

- Condition 3: Full and final details of the following shall be submitted and approved in writing prior to any works to those elements commencing on site:
 - a) Methodology for how the original columns would be removed and new columns inserted.
 - Carefully remove any planted mouldings to the columns at low level, such as the existing wiping rail without damaging any existing bar top surfaces, it is anticipated that the columns have been constructed on top of the existing bar counter
 - Any nail or screw fixings from the base of the column to the bar top would be carefully removed, then the head of the section of column to be removed would be carefully sawn by hand to detached it from the main column, without causing any damage to the section of over bar canopy which is to be retained, (the contractor would provide a temporary prop either side of where the column is being removed to support the over bar canopy while these works are on-going)
 - The existing over bar canopy and bar counter top would both be lightly sanded where the column has been removed and re-stained to match of the existing finish the new oak column would then be inserted to re-support the over bar canopy, screw fixed at the base & head and all fixings filled and stained out to match the existing finish
 - b) Sample of the proposed replacement oak columns

Directors
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Phil Marsden | Charlotte Perry | Charlotte Hunter | Grace Mollart

- A sample of the proposed replacement oak columns will be dropped off at the City Council, Town Hall Extension upon validation of the planning application.
- c) Methodology for the insertion of the proposed stained-glass panels to bar area
- The 2 No new stained-glass panels are to be purpose made to suit the existing openings in the back counter, a rebated oak frame will be provided as a surround to the stained-glass panels which will be screw fixed on all sides.
 - The glass panels will then be offered into position and retained with oak glazing beads on the reverse side, all new timbers will be stained & polished to match the existing finish
- d) Sample of the proposed stained-glass panels
- A sample of the proposed stained-glass panels will be dropped off at the City Council, Town Hall Extension upon validation of the planning application.
- e) Sample of the proposed brick to be used for the gauged window head
- A sample of the proposed brock will be dropped off at the City Council, Town Hall Extension upon validation of the planning application.

Application Package & Summary

In addition to this cover letter, the following documents are submitted in support of the application. The application fee has been paid via credit card at the time of submission:

- Decision Notice 124556/L0/2019
- Location Plan
- Images of proposed replacement oak columns
- Image of proposed stained-glass panels
- Image of proposed brick
- Application Forms, fee

I trust the above and accompanying documents are sufficient to validate the application and discharge the relevant condition. Please do not hesitate to contact myself should you require any further information.

Yours sincerely,



Mr Sam Deegan

Associate

Planning Potential

Harrogate