

Application Number/s: CDN/21/0840

Applicant: Amazon House Properties

Agent: Atelier MB

Location: Amazon House, 3 Brazil Street

Proposal: Discharge of Conditions 3, 4

Ward: Piccadilly

Description of Site and Surrounding Area

The application relates to Amazon House, 3 Brazil Street.

Description of Proposal

The application seeks discharge of conditions:

3 Repair and Re-Decoration

Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision, full and final details of all required repairs to original and historic fabric and the finishes of all walls, ceilings, internal doors and any other internal metalwork and woodwork shall be submitted to and approved in writing by the City Council as local planning authority within 4 months of the completion of the strip out works and prior to the redecoration and/or fit out of the premises. These works shall then be carried out only in accordance with the approved details.

4 Full and Final Details

Notwithstanding the information detailed within Condition 2 of this application, full and final details of the following works shall be submitted to and formally agreed in writing with Manchester City Council as Local Planning Authority ahead of works commencing to those elements within parts a) to f):

a) Prior to any works to walls - full details of any repairs to internal and external walls (including the mortar).

b) Prior to any external alterations - full details of the removal of redundant nonoriginal/non-historic and/or unauthorised additions to the Brazil Street elevation (such as alarm boxes, lights, signage and cabling). The elevations should be made good to an agreed detailed specification/methodology for the careful removal of this equipment.

c) Prior to the installation of new mechanical and electrical equipment - full details of any repairs that you are proposing, including those relating to the lightwell and the removal of redundant equipment and any scaffolding.

d) Prior to the re-use of the Brazil Street entrance - a detailed design of the flight of stairs and the incorporated disabled access lift. This shall then be retained and operational for the duration of the use.

e) Prior to their installation - full details of any security lighting, CCTV and/or security signage.

f) Prior to the installation of the new door to Brazil Street - detailed drawings and sections showing the door and doorway. The works shall then be carried out in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, EN3 and DM1 of the Core Strategy.

Publicity

Not Required

Consultations

Conservation

Comments were received expressing some concern regarding the information submitted, both in terms of its contents and the volume. The applicant and planning officer worked together to secure more robust and detailed documentation and justification for some of the plans/documents that appeared to be lacking. In due course, it is considered that the additional information and justification provided was acceptable to discharge the relevant conditions.

RECOMMENDATION:

Condition 3

- Door Schedule (Drawing T(700) dated June 2021) – Received 09 November 2021
- Door Schedule (Drawing T(701) Revision A dated June 2021) – Received 09 November 2021
- Proposed Basement Material Treatment Plan (Drawing T(105) Revision A dated June 2021) - Received 25 January 2022

Condition 4a

- Proposed Basement Material Treatment Plan (Drawing T(105) Revision A dated June 2021) - Received 25 January 2022
- Proposed Canal Street Elevation (Drawing T(202) Revision C dated June 2021) - Received 25 January 2022

Condition 4b

- Proposed Brazil Street Elevation Strip Out (Drawing T(201) Revision A dated June 2021) – Received 09 November 2021

- Proposed Brazil Street Elevation (Drawing T(200) Revision D dated June 2021) - Received 25 January 2022
- External Fabric Repair Specification and Methodology prepared by Atelier MB (dated January 2022) - Received 25 January 2022

Condition 4c

- Proposed Loading Bay Section (Drawing T(310) dated June 2021) – Received 08 February 2022
- Proposed Loading Bay Section Strip Out (Drawing T(313) dated June 2021) - Received 08 February 2022

In relation to scaffolding, it is confirmed that no details are to be provided due to no scaffolding being proposed.

Condition 4d

This condition no longer requires discharging as the stairs and access lift are no longer being implemented due to the discovery of an underground in-situ cast concrete block.

Condition 4e

- Details of Lighting (Ansell Lighting details 'AREELEDWL') - Received 25 January 2022
- External Fabric Repair Specification and Methodology prepared by Atelier MB (dated January 2022) - Received 25 January 2022

Condition 4f

- Proposed Brazil Street Door Detail (Drawing T(411) Revision C dated June 2021) - Received 25 January 2022

The following information has been submitted for approval in respect of condition 3 (Repair & Re-Decoration):

- Door Schedule (Drawing T(700) dated June 2021) – Received 09 November 2021
- Door Schedule (Drawing T(701) Revision A dated June 2021) – Received 09 November 2021
- Proposed Basement Material Treatment Plan (Drawing T(105) Revision A dated June 2021) - Received 25 January 2022

The information is considered to be acceptable and condition 3 is discharged so long as the development is carried out in accordance with the plans and documents referred to.

The following information has been submitted for approval in respect of condition 4a (Full & Final Details – Internal and External Walls):

- Proposed Basement Material Treatment Plan (Drawing T(105) Revision A dated June 2021) - Received 25 January 2022
- Proposed Canal Street Elevation (Drawing T(202) Revision C dated June 2021) - Received 25 January 2022

The information is considered to be acceptable and condition 4a is discharged so long as the development is carried out in accordance with the plans and documents referred to.

The following information has been submitted for approval in respect of condition 4b (Full & Final Details – Removal of Non-Original External Fabric):

- Proposed Brazil Street Elevation Strip Out (Drawing T(201) Revision A dated June 2021) – Received 09 November 2021
- Proposed Brazil Street Elevation (Drawing T(200) Revision D dated June 2021) - Received 25 January 2022
- External Fabric Repair Specification and Methodology prepared by Atelier MB (dated January 2022) - Received 25 January 2022

The information is considered acceptable and condition 4b is discharged so long as the development is carried out in accordance with the plans and documents referred to.

The following information has been submitted for approval in respect of condition 4c (Full & Final Details – Proposed Repairs)

- Proposed Loading Bay Section (Drawing T(310) dated June 2021) – Received 08 February 2022
- Proposed Loading Bay Section Strip Out (Drawing T(313) dated June 2021) - Received 08 February 2022

In relation to scaffolding, it is confirmed that no details are to be provided due to no scaffolding being proposed.

The information is considered acceptable and condition 4c is discharged so long as the development is carried out in accordance with the plans and documents are referred to. It is also accepted that no further information is required as no scaffolding is proposed.

With regards to condition 4d, no information has been submitted to support the discharge of the condition (Full & Final Details – Detailed Design of Stairs to Brazil Street). This is due to the approved alterations to the staircase no longer proceeding. As such, it is not necessary or relevant to provide further details. The confirmation of this is acceptable and condition 4d is discharged.

The following information has been submitted for approval in respect of condition 4e (Full & Final Details – External Fixtures)

- Details of Lighting (Ansell Lighting details 'AREELEDWL') - Received 25 January 2022
- External Fabric Repair Specification and Methodology prepared by Atelier MB (dated January 2022) - Received 25 January 2022

The information is considered acceptable and condition 4e is discharged so long as the development is carried out in accordance with the plans and documents referred to.

The following information has been submitted for approval in respect of condition 4f (Full & Final Details – Brazil Street Door)

- Proposed Brazil Street Door Detail (Drawing T(411) Revision C dated June 2021) - Received 25 January 2022

The information is considered acceptable and condition 4f is discharged so long as the development is carried out in accordance with the plans and documents referred to.

Condition 4 (Full & Final Details) Part a, b, c, d, e, f are duly discharged or no longer require discharge due to permissible alterations to the scheme, or elements of the approved scheme no longer proceeding.