

03 June 2021 / 261

Ms. Eve Woolstencroft
Assistant Planning Officer
Development Management - City Centre
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council
P.O. Box 532
Manchester M60 2LA

via PLANNING PORTAL

Dear Ms. Woolstencroft,

**Re: Amendment to a discharged condition – Condition 6
CDN/21/0017 Discharge of condition 6 (Timber Beam Repairs) attached to listed building
consent reference 124068/LO/2019**

We hereby submit the amended application for the approval of details reserved by Condition 6 attached to Listed Building Consent Ref. 124068/LO/2019, which approved the following scheme:

LISTED BUILDING CONSENT for urgent repair works to the 1830 Warehouse, required to prevent weather ingress and deterioration of the building fabric, including external facade works and internal works.

Manchester City Council granted planning permission on 18/05/2020 with the Condition 6 attached to the Listed Building Consent:

Condition 6

Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of any repairs/works specifically relating to the clearly identified existing structural timber beams, lintels and joists on the approved plans specified in condition 2, final details of the repair method (as proposed on drawings DWGS 180426-CON-1830-XX-DR-S-4030 & 180426-CON-1830-XX-DR-S-4031) shall be submitted to and approved in writing by the City Council as local planning authority. These specific works shall then be carried out in full accordance with the submitted and approved final details.

For the avoidance of doubt the final details shall include a justification for the option of repair proposed.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this

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building and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP1, CC9, EN1, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Condition 6 was formally discharged by MCC as CDN/21/0017 Discharge of condition 6 (Timber Beam Repairs) on 26 January 2021.

As a result of further site investigation to establish the extent of decay to the existing beam end in the basement of Bay 1, a substitute detail for this location in the basement of Bay 1 has been prepared – and has been discussed and agreed in principle with Paul Mason and yourself on site on 27 May 2021.

In accordance with Condition 6, details are re-provided and updated with the additional detail agreed in principle on site 27/05/21 within the respective documents attached to this application, prepared by Conisbee on behalf of the client.

The attached submission comprises the following, submitted via the Planning Portal:

- a) This letter.
- b) Signed application form (via planning portal).
- c) PDF report (notes and drawings).

As set out above, we therefore consider the attached material is sufficient for the Council to amend the discharged Condition 6 attached to the decision 124068/LO/2019 to incorporate the variation.

If you require additional information or wish to discuss the attachment then please do not hesitate to contact me to discuss.

Yours Sincerely,



Christopher Binsted
For and on behalf of
Studio Downie Architects LLP