

17th December 2021

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Jennifer Atkinson

Dear Jennifer,

Listed Building Consent 125679/LO/2019: Goulden Street, New Cross

Variation of Condition Application

Please find enclosed an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) for a Variation of Condition Application to Listed Building Consent Ref. 125679/LO/2019 approved 18 December. The Applicant is Mulbury Homes (Goulden Street) Ltd.

For clarity, the description of development for proposals are as follows:

"Listed Building Consent for alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works."

Background

Mulbury Homes is committed to delivering a high-quality residential scheme at Goulden Street in New Cross, in line with the adopted Neighbourhood Development Framework for the area. Goulden Street is one of 3 sites Mulbury are currently bringing forward, with a target to commence construction on all three sites as soon as possible– work having started on the Oldham Road Site in mid-2021. The Goulden Street site, a residential building with ground floor commercial use, will be the third building to commence construction in early 2022.

In order to allow the scheme to be delivered in line with the construction programme, a first phase of enabling works has commenced. Upon completion of the enabling works a number of conditions will be triggered, whereby information is requested prior to works continuing beyond enabling works and demolition. This includes Condition 14, which relates to methodologies for the repair, restoration and alteration of the ventilation stack of the existing chimney structure.

An initial methodology detailing works for the strengthening and reinforcement of the ventilation stack has been prepared by Ridge and is submitted alongside this application. As noted, this will be achieved through braced steel frame connections to all sides of the chimney, in order to resist wind force acting on the structure. However, now that a more detailed construction programme is in place, it is considered that it will not be possible to provide full details of the next stage of works associated with the restoration and alteration of the ventilation stack prior to commencing above ground works on site.

Notwithstanding, it is imperative that works to stabilise the ventilation stack take place as soon as possible to ensure the safety of the structure. Details relating to the stabilisation of the ventilation stack have been submitted to MCC who are satisfied with the details. However, further information is required to be submitted in relation to the restoration and alteration of the ventilation stack, which cannot be developed until more detailed design work has been undertaken for the development as a whole.

To allow progression with the current construction programme, this application seeks to amend the trigger points of this condition to allow the commencement of works to stabilise the ventilation stack. This will then be followed by submission of a detailed method statement and specification for the remaining works required to alter the chimney stack.

Proposed Amendments

Condition 14

The proposed amendments to the wording of the Condition 8 is suggested below in **green (bold)** text.

The work for the stabilisation of repair of the ventilation stack shall be carried out in accordance with 5015327-RDG-00-ZZ-DR-S-0051 stamped as received by the City Council, as Local Planning Authority, on [date].

Prior to the commencement of works associated with the subsequent ~~the repair, restoration and~~ alteration of the ventilation stack, a detailed method statement and specification for the following works shall be submitted for approval in writing by the City Council, as Local Planning Authority (including methods for undertaking works, use of materials, fixing details and sections where appropriate). For the avoidance of doubt this shall include the following:

~~○ — Repair, restoration and alteration of brick and stone work to the stack;~~

- *Installation of light box feature to top of the stack; and*
- *Installation of timber fins and fireplace to lower sections of the stack.*

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Summary of Amendments Proposed

The proposed amendments do not alter the form of the development approved and the outstanding detail will be dealt in line with the proposed time triggers. It has been concluded that the changes will not materially alter the originally approved scheme and are therefore considered to be non-material to its determination.

The proposals will contribute towards the successful delivery of this development, a scheme which is supported by planning policy objectives at national and local levels. Approval of the proposals would therefore support planning and regeneration benefits associated with the Goulden Street development, and the New Cross proposals as a whole.

Application Documentation

The Application is supported by:

- Application Form; and

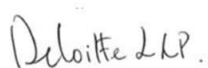
- Report detailing works for the strengthening and reinforcement of the chimney through steel frame connections, prepared by Ridge (titled 5015327-RDG-00-ZZ-DR-S-0051).

On the basis of the information submitted, we seek your agreement that the proposed amendments are acceptable and can be dealt with under Section 19.

The Planning Portal Reference number for the submitted non-material amendment application is PP-10479924.

I would be grateful for written confirmation of receipt and registration of this application. If there are any points of clarification required, please do not hesitate to contact me or my colleagues Ellen Sanderson Clark (+44 113 292 1119 / esandersonclark@deloitte.co.uk), or Eithne FitzGerald (+44 161 455 6963 / eithnefitzgerald@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP".

Deloitte LLP