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19 July 2021

EP ref: 20-509

Clare Gascoigne
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Dear Sir / Madam

Re: Planning Portal reference: PP-10033574
13 St Johns Street, Manchester, M3 4DQ

We have been instructed to submit an application for minor modifications to full planning permission 126026/JO/2020 2020 for change of use from Offices (B1) to a single dwelling (use class C3) (part retrospective). An application has been submitted concurrently for related listed building consent 126186/JO/2020.

This application comprises the following:-

- Application form and ownership certificate;
- Supporting documentation listed in table below

Drawing no	Description	Full drawing no.	Proposed planning Section 73 planning revision no.
200	Location Plan	SJ-BTP-00-LP-DR-A-3521_200	-
201	Existing Site Plan	SJ-BTP-00-XSP-DR-A-3521_201	-
202	Existing Plans	SJ-BTP-00-01-DR-A-3521_202	A

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Drawing no	Description	Full drawing no.	Proposed planning Section 73 planning revision no.
203	Existing Elevations	SJ-BTP-00-E-DR-A-3521_203	A
206	Demolition Plans	SJ-BTP-00-LP-DR-A-3521_206	E
208	Proposed Basement	SJ-BTP-00-BF-DR-A-3521_208	N
209	Proposed Ground Floor	SJ-BTP-00-GF-DR-A-3521_209	L
210	Proposed First Floor	SJ-BTP-00-1F-DR-A-3521_210	H
211	Proposed Second Floor	SJ-BTP-00-2F-DR-A-3521_211	J
215	Proposed Elevations	SJ-BTP-00-E-DR-A-3521_215	H
216	Section as Proposed	SJ-BTP-00-SE-DR-A-3521_216	F
217	Proposed Roof Plan	SJ-BTP-00-RF-DR-A-3521_217	F
219	Method statement for timber	SJ-BTP-00-D-DR-A-3521_219	-
220	Bedroom ventilation	SJ-BTP-00-D-DR-A-3521_220	A
225	Window refurbishment details	SJ-BTP-00-D-DR-A-3521_225	F
227	Window Schedule	SJ-BTP-00-D-SH-A-3521_227	H
229	Door Schedule	SJ-BTP-00-D-SH-A-3521_229	B
250	Detail – Basement footings	SJ-BTP-00-D-DR-A-3521_250	B
251	Conservation Rooflight Spec Sheet	SJ-BTP-00-D-DR-A-3521_251	-
252	Existing and Proposed sections Thru Party Wall	SJ-BTP-00-D-DR-A-3521_252	B
253	Proposed Section Detail Thru Box Gutter	SJ-BTP-00-D-DR-A-3521_253	D
254	Lead Laylight Detail to Staircase	SJ-BTP-00-D-DR-A-3521_254	-
255	Detail Section Through Conservatory	SJ-BTP-00-S-DR-A-3521_255	A

Drawing no	Description	Full drawing no.	Proposed planning Section 73 planning revision no.
256	Setting Out Drawing for Steelwork	SJ-BTP-00-D-DR-A-3521_256	-
257	Green Wall/Conservatory Details 1/2	SJ-BTP-00-S-DR-A-3521_257	B
258	Green Wall / Conservatory Details 2/2	SJ-BTP-00-S-DR-A-3521_258	B
259	Rear Lean Too Details 1/2	SJ-BTP-00-S-DR-A-3521_259	B
260	Rear Lean Too Details 2/2	SJ-BTP-00-S-DR-A-3521_260	B
261	Rear Yard Wall Proposals	SJ-BTP-00-S-DR-A-3521_261	-
SD01	Scope of works for glazing	3521 SD03	-
SD02	Bedroom rooflight	3521 SD03	-
SD03	Velux roof light	3521 SD01	-
	Planning Statement by Emery Planning	20-509	-

The planning application fee of £234.00 has been paid by BACS transfer.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of same.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Clare Gascoigne

**Clare Gascoigne DIP URP, MRTPI
Senior Consultant**