

6th May 2021

Carolyn Parry
Planning
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Dear Carolyn,

VARIATION OF CONDITION

PLANNING PORTAL REF PP-09813560

FORMER LONDON ROAD FIRE STATION, LONDON ROAD, MANCHESTER M1 2PH

This application is submitted on behalf of Allied London Fire Station Limited in relation to the following:

- Variation of condition 38 of app ref 125712/FO/2019 (PP-09813560)

The related full planning application was granted on 17th April 2020 for the following:

Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works; and

An application has been submitted to vary the wording of Condition 38 as follows:

Current wording	Proposed wording
Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, all ceilings within the building that were originally lath and plaster shall be reinstated in lath and plaster. This shall include any area of the building that originally had lath and plaster ceilings that are plasterboard or ceilingless at the present time. Full details of the ceilings to be reinstated	Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, full details of the treatment of all ceilings, including lath and plaster repair/restoration where appropriate , and a full specification and method statement for the works including materials' composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be

and a full specification and method statement for the works including materials composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.	implemented in accordance with the approved details; • Ceiling strategy basement LRFS-PUR-01-B1-DR-A-2250 • Ceiling strategy ground floor ref LRFS-PUR-01-00-DR-A-2251 • Ceiling strategy 1st floor LRFS-PUR_01-DR-A-2252 • Ceiling strategy 2nd floor LRFS-PUR-01-02-DR-A-2253 • Ceiling strategy 3rd floor LRFS-PUR-01-03-DR-A-2254 • Typical ceiling treatment detail drawings • Method statement for repair of ceilings including lath and plaster
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The original condition is onerous and broad brush, largely because the detailed investigation into the type of ceilings and their condition had not been completed at the time that the application was consented. As such, the condition enabled the matter to be put on hold.

In the intervening period, detailed investigation has been undertaken throughout the building. With the input of heritage specialists, a full study has been carried out and an appropriate approach identified for each room and ceiling type. Full justification is provided in the accompanying heritage statement. The approach and principles have been shared with the Council and found to be acceptable.

This application is accompanied by a supporting Supplementary Heritage statement from Stephen Levrant Heritage Architecture. It reviews the works to ceilings and finds that they will have an overall neutral impact on the building's architectural interest, with adverse impacts relating to the covering or replacing of ceilings being balanced out by the repair, reinstatement and upgrade of other ceilings, ultimately ensuring that the building is brought back into active use. Method statements for the repair of ceilings including lath and plaster is included in the 'Conservation and Repair Methodologies' document prepared by Stephen Levrant Heritage Architecture and already submitted to the Council.

We are confident that the proposed strategy will secure the retention of important fabric and restoration of significant ceilings whilst upholding stringent standards of amenity and fire protection. As such, we seek both variation of the condition and its discharge through the submitted information.

I trust the enclosed is satisfactory to allow you to register the applications and I look forward to acknowledgement of their receipt. Should you wish to discuss the proposals or have any queries, please do not hesitate to contact me.

Yours sincerely,



Deborah Baker Barnett
Associate