



Planning

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Manchester M60 2LA

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	23
Suffix	
Property name	Pearl Assurance House
Address line 1	Princess Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M2 4EN
Description of site location must be completed if postcode is not known:	
Easting (x)	383893
Northing (y)	398163
Description	

2. Applicant Details

Title	Mr
First name	Robin
Surname	Horton
Company name	Greenlane Properties (Stockport) Ltd
Address line 1	Pearl Assurance House
Address line 2	23 Princess Street
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	m168gb
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	mr
First name	Justin
Surname	Risley
Company name	stephenson STUDIO
Address line 1	stephenson STUDIO
Address line 2	3 Riverside Mews
Address line 3	4 Commercial Street
Town/city	manchester
Country	United Kingdom
Postcode	M154rq
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

ull Planning Application for alterations to Pearl Assurance House associated with its conversion to a proposed hotel in conjunction with proposals which also include the rear of the site for the erection of a 7 storey extension to create hotel accommodation (Use Class C1), associated rooftop bar (Class A4) and ancillary accommodation (basement and ground floor) together with access and servicing proposal and associated works."

Reference number

123522/FO/2019

Date of decision (date must be pre-application submission)	20/09/2019
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Please state the condition number(s) to which this application relates

Condition number(s)

4. Description of the Proposal

Condition 2

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

The proposed Minor-Material Amendments comprise internal and external modifications which are summarised below:

ITEM 01

Replacement windows to all elevations with new slimline aluminium double glazed units to match existing, including slimline vent to window head.

ITEM 02

Increase in length of rooftop plantroom

ITEM 03

Omission of stone fins to Clarence Street elevation

ITEM 04

Entrance door to Princess Street changed from glass to timber.

ITEM 05

Variation of window size to ground floor window on Bow Lane.

ITEM 06

Addition of obscure glazing to top floor at high level.

ITEM 07

Variation of height of projecting canopy on Clarence Street.

The reasons for the change for each item can be described below:

ITEM 01

The existing windows are single glazed units with non-thermally broken steel frames. Acoustically the units are not sufficient to meet the requirements of the proposed use and double glazed secondary glazing units have been considered to improve the acoustics to an acceptable level. Although a dew point calculation is not available it is anticipated that there will be significant condensation build-up between the thermally inefficient existing glazing and thermally efficient secondary glazing. Replacement glazing with sealed double glazed units in a slimline aluminium frame will provide all acoustic and thermal standards. The replacement windows will match the existing window profile. The service strategy for the hotel bedrooms requires an extract vent to each bedroom. This slimline vent is to be incorporated within the head of the new windows. The alternative would have been to penetrate the external fabric with a vent extract but was considered too intrusive on the elevation.

ITEM 02

The detailed design of the services has now been finalised and requires an increase in length of the rooftop plantroom.

ITEM 03

The vertical stone fins have been omitted to provide a greater architectural distinction between new and existing.

ITEM 04

To increase security and robustness it has been decided to change the material from glass to timber.

ITEM 05

Due to detailed design development, it has been proposed to amend the large window into two asymmetrical windows with an infill of new stone cladding.

ITEM 06

Due to detailed design development, it has been proposed to add obscure frosted glass to the glazing above the final transom of the top floor to conceal internal roof structure.

ITEM 07

Due to detailed design development, it has been proposed to increase the depth of the canopy from 150mm to 250mm to conceal the canopy structure.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The drawings have been amended to reflect the proposed changes and we therefore wish the condition to be changed to reflect the revised drawings.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more

7. Pre-application Advice

efficiently):

Officer name:

Title	Ms
First name	
Surname	
Reference	

Date (Must be pre-application submission)

06/01/2021

Details of the pre-application advice received

Discussions took place to confirm that the proposed changes required a Section 73 application

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	BRITISH OVERSEES BANK NOMINEES LIMITED AND WGTC
Address line 1	c/o Orchard Street Investment Management LLP
Address line 2	16 New Burlington Place
Town/city	London
Postcode	W1S 2HX
Date notice served (DD/MM/YYYY)	14/01/2021

Person role

- ☐ The applicant
- ☒ The agent

Title	mr
First name	justin
Surname	risley
Declaration date (DD/MM/YYYY)	15/01/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

15/01/2021