



Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

25th March 2021

BY E-MAIL ONLY

Dear Angela,

42 - 46 Thomas Street (including 41-45 Back Turner Street) Manchester M4 1ER

Section 19 application to vary Condition 3 (Historic Building Method Statement), Condition 5 (Materials), Condition 6 (Historic Building Survey / Written Scheme of Investigation) Listed Building Consent 113476/LO/2016

I write on behalf of Real Estate Development Partnership Ltd ("the applicant"), to advise that a Section 19 application has been submitted today to vary the wording of conditions, 3, 5, 6 attached to listed building consent ref 113476/LO/2016, which granted consent for;

External and alterations and repair and change of use of Grade II listed 7 Kelvin Street to 3 no residential apartments (linked to an adjacent 4/5 storey building following the demolition of numbers 42 to 48 Thomas Street) above ground floor and basement shop / restaurant (Class A1 or A3) use.

Proposal

The application is submitted following detailed discussions with officers and with the aim of safeguarding the extant consent by allowing limited works to be undertaken to implement the consent.

Proposed Condition Amendments

Amendments to the wording are proposed as follows;

Current wording	Proposed wording
Condition 3	
Notwithstanding the details as set out in condition 2 above no development shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs; (b) Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);	Notwithstanding the details as set out in condition 2 above no development shall commence, except as set out in the ‘Scope of Works for Implementation’ unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority: (a) Method statements for implementing the approved development to ensure careful conservation led standards and to ensure that no further damage or collapse of the listed building occurs; (b) Following the carrying out of further condition reports details of proposed structural works including any works to the facade to Back Turner Street (with the assumption that there will be minimal intervention, that as much fabric as possible is retained and that means of repair and stabilisation that do not require demolition are adopted (as far as possible);
Condition 5	
Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in	Notwithstanding the details submitted with the application, prior to the commencement of development within 1 month of signing the construction contract the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City

accordance with the programme as agreed above.	Council as local planning authority in accordance with the programme as agreed above.
Condition 6	
No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building survey. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - historic building survey (Level 3) - a watching brief on the soft-strip (where necessary) 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.	No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building survey. The survey is to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following: A programme of archaeological works will be undertaken in accordance with the approved Written Scheme of Investigation. The WSI covers the following: 1. A phased programme and methodology of investigation and recording to include: - historic building survey (Level 3) - a watching brief on the soft-strip (where necessary) 2. A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the significance of the heritage interest represented. 3. Dissemination of the results commensurate with their significance. 4. Provision for archive deposition of the report and records of the site investigation. 5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Submission

- Planning application form;
- Scope of Works for Implementation;

An application under s96a of the Town and Country Planning Act 1990 has been submitted alongside this application to vary the conditions on the planning consent associated with this listed building consent.

I trust the submitted information is sufficient to validate this application. However, should you require any further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'G Smith', written in a cursive style.

George Smith
Planning Manager