

Manchester City Council  
Planning  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Our ref: jr/7415-db20210113\_section73 application-ltr.docx  
Date: 14 January 2021

Dear Sir/Madam

re: **MINOR-MATERIAL AMENDMENT UNDER SECTION 73 OF THE TOWN AND  
COUNTRY PLANNING ACT (1990) TO CONDITION 2 ('APPROVED PLANS') OF  
PLANNING PERMISSION REF. APPLICATION NO: 123522/FO/2019**

I am writing to you on behalf of my client Greenlane Properties (Stockport) Ltd ('the Applicant') who are seeking planning consent for a Minor-Material Amendment under Section 73 of the Town and Country Planning Act (1990) relating to Condition 2 ('approved plans') of planning application reference 123522/FO/2019 (original application) which was granted on 20 September 2019. The original planning application permitted the following development at Pearl Assurance House, Manchester:

"Full 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."

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The proposed minor-material amendments are made under Section 73 of the Town and Country Planning Act (1990) due to the changes being more significant than a non-material amendment.

#### The Proposal

The proposed Minor-Material Amendments comprise internal and external modifications which are summarised in the table below, alongside the reasoning for each of the amendments.

| Amendment                                                                                                                                                              | Reasoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ITEM 01</b><br><br>Replacement windows to all elevations with new slimline aluminium double glazed units to match existing, including slimline vent to window head. | <ul style="list-style-type: none"> <li>- 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.</li> <li>- The replacement windows will match the existing window profile.</li> <li>- 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.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul> |
| <b>ITEM 02</b><br><br>Increase in length of rooftop plantroom                                                                                                          | <ul style="list-style-type: none"> <li>- The detailed design of the services has now been finalised and requires an increase in length of the rooftop plantroom.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>ITEM 03</b></p> <p>Omission of stone fins to Clarence Street elevation</p>            | <ul style="list-style-type: none"> <li>- The vertical stone fins have been omitted to provide a greater architectural distinction between new and existing.</li> <li>- It is considered that this has a positive effect on the architectural appearance of the building.</li> </ul>                                                                            |
| <p><b>ITEM 04</b></p> <p>Entrance door to Princess Street changed from glass to timber.</p> | <ul style="list-style-type: none"> <li>- To increase security and robustness it has been decided to change the material from glass to timber.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul>                                                                              |
| <p><b>ITEM 05</b></p> <p>Variation of window size to ground floor window on Bow Lane</p>    | <ul style="list-style-type: none"> <li>- 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.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul>                            |
| <p><b>ITEM 06</b></p> <p>Addition of obscure glazing to top floor at high level</p>         | <ul style="list-style-type: none"> <li>- 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.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul> |
| <p><b>ITEM 07</b></p> <p>Variation of height of projecting canopy on Clarence Street</p>    | <ul style="list-style-type: none"> <li>- 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.</li> <li>- It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.</li> </ul>                                 |

## Amendment

This application seeks to amend Condition 2 of application 123522/FO/2019 as follows:

Amendment to:

- |                       |                                                                 |
|-----------------------|-----------------------------------------------------------------|
| • 7415-al(05)0021-P01 | proposed ground floor plan                                      |
| • 7415-al(05)0022-P01 | proposed first floor plan                                       |
| • 7415-al(05)0023-P01 | proposed second - fourth floor plan                             |
| • 7415-al(05)0024-P01 | proposed fifth floor plan                                       |
| • 7415-al(05)0027-P02 | proposed sixth floor plan                                       |
| • 7415-al(05)0029-P02 | proposed roof plan                                              |
| • 7415-al(05)0030-P03 | proposed princess street elevation                              |
| • 7415-al(05)0031-P03 | proposed clarence street elevation                              |
| • 7415-al(05)0032-P04 | proposed bow lane elevation                                     |
| • 7415-al(05)0050-P02 | verified view 01 – view east on princess street                 |
| • 7415-al(05)0051-P02 | verified view 02 – view north-west on princess street           |
| • 7415-al(05)0052-P03 | verified view 03 – view south-west on clarence street           |
| • 7415-al(05)0053-P02 | verified view 04 – view north-east from albert square           |
| • 7415-al(05)0054-P02 | verified view 05 – view south-east on john dalton street        |
| • 7415-al(05)0055-P03 | verified view 06 – view SW from pall mall                       |
| • 7415-al(05)0060-P03 | proposed princess street profile sections & critical dimensions |
| • 7415-al(05)0061-P02 | proposed clarence street profile sections & critical dimensions |
| • 7415-al(05)0062-P04 | proposed bow lane profile sections & critical dimensions        |

Superseded by:

- |                       |                                                          |
|-----------------------|----------------------------------------------------------|
| • 7415-al(05)0021-P02 | proposed ground floor plan                               |
| • 7415-al(05)0022-P02 | proposed first floor plan                                |
| • 7415-al(05)0023-P02 | proposed second - fourth floor plan                      |
| • 7415-al(05)0024-P02 | proposed fifth floor plan                                |
| • 7415-al(05)0027-P03 | proposed sixth floor plan                                |
| • 7415-al(05)0029-P03 | proposed roof plan                                       |
| • 7415-al(05)0030-P04 | proposed princess street elevation                       |
| • 7415-al(05)0031-P04 | proposed clarence street elevation                       |
| • 7415-al(05)0032-P05 | proposed bow lane elevation                              |
| • 7415-al(05)0050-P03 | verified view 01 – view east on princess street          |
| • 7415-al(05)0051-P03 | verified view 02 – view north-west on princess street    |
| • 7415-al(05)0052-P04 | verified view 03 – view south-west on clarence street    |
| • 7415-al(05)0053-P03 | verified view 04 – view north-east from albert square    |
| • 7415-al(05)0054-P03 | verified view 05 – view south-east on john dalton street |

- 7415-al(05)0055-P04      verified view 06 – view SW from pall mall
  
- 7415-al(05)0060-P04      proposed princess street profile sections & critical dimensions
- 7415-al(05)0061-P03      proposed clarence street profile sections & critical dimensions
- 7415-al(05)0062-P05      proposed bow lane profile sections & critical dimensions

This application is supported by:

- This covering letter.
- Application form signed and completed.
- Addendum to Design and Access Statement
- Addendum to Heritage Statement
- Additional drawings including:
  - 7410-al(SK)0040-P01      proposed princess street elevation – NMA comparison
  - 7410-al(SK)0041-P01      proposed clarence street elevation – NMA comparison
  - 7410-al(SK)0042-P01      proposed bow lane elevation – NMA comparison

## Fee

The planning application fee has been calculated at £259.00 (including £25 service charge) and this amount has been paid for via BACS to the Planning Portal.

I trust the information provided within this submission is sufficient to validate and determine the application. If you have any queries, please do not hesitate to contact me.

Yours sincerely

**Justin Risley**

partner

stephenson STUDIO Ltd.