

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

Our ref: jr/7415-db20201217_nma application-ltr.docx
Date: 17 December 2020

Dear Sir/Madam

**re: NON-MATERIAL AMENDMENT UNDER SECTION 96(A) 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 Non-Material Amendment under Section 96(a) 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 non-material amendments are made under Section 96(A) of the Town and Country Planning Act (1990) which states:

“A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates.”

The Proposal

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

Amendment	Reasoning
ITEM 01 Increase in the extent of demolition to the rear of the building on Bow Lane.	- The contractor has advised that the demolition will need to be increased to enable safe and practical working zones. - Please refer to attached statement prepared by ROC Consulting and Construction Management Plan prepared by GMI.
ITEM 02 Increase in extent of removal of existing brickwork to Bow Lane and replace with new brickwork to be painted to match the existing and new Portland Stone.	- The planning consented proposal had a partial retention of existing brickwork to Bow Lane. This included a large expanse of new brickwork for the portion of elevation to be demolished. The new brickwork was to match the existing and then receive a paint finish to homogenise the elevation and match the Portland Stone colour, thus creating a tonal match. - Due to Item 01 increasing the extent of demolition, it is necessary to increase the extent of new brickwork to Bow Lane. The new brickwork will still receive the same paint finish to match the Portland Stone. - It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

ITEM 03 Increase in number of mullions to windows in the new rooftop extension.	- Due to the size of openings in the new rooftop extension it is necessary to minimise the glass pane sizes, thus adding more glazing mullions. - It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.
ITEM 04 Increase in number of mullions to shopfront windows at ground floor.	- Due to the size of existing window openings in the ground floor it is necessary to minimise the glass pane sizes, thus adding more glazing mullions. - It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.
ITEM 05 Increase in number of transoms to glazing in top floor of the Princess Street elevation of the rooftop extension.	- Due to the size of openings in the new rooftop extension it is necessary to minimise the glass pane sizes, thus adding more glazing transoms. - It is considered that this doesn't have a detrimental effect on the architectural appearance of the building.

Amendment

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

Amendment to:

- | | |
|-----------------------|---|
| • 7415-al(05)0001-P01 | existing basement floor plan - demolition |
| • 7415-al(05)0002-P01 | existing ground floor plan - demolition |
| • 7415-al(05)0003-P01 | existing first floor plan - demolition |
| • 7415-al(05)0004-P01 | existing second floor plan - demolition |
| • 7415-al(05)0005-P01 | existing third floor plan - demolition |
| • 7415-al(05)0006-P01 | existing fourth floor plan - demolition |
| • 7415-al(05)0007-P01 | existing fifth floor plan - demolition |
| • 7415-al(05)0008-P01 | existing sixth floor plan - demolition |
| • 7415-al(05)0010-P01 | existing princess street elevation - alterations |
| • 7415-al(05)0011-P01 | existing clarence street elevation - alterations |
| • 7415-al(05)0012-P01 | existing bow lane elevation - alterations |
| • 7415-al(05)0013-P01 | existing south east elevation - alterations |
| • 7415-al(05)0030-P02 | proposed princess street elevation |
| • 7415-al(05)0031-P02 | proposed clarence street elevation |
| • 7415-al(05)0032-P03 | proposed bow lane elevation |
| • 7415-al(05)0033-P02 | proposed south east elevation |
| • 7415-al(05)0060-P02 | proposed princess street profile sections & critical dimensions |
| • 7415-al(05)0061-P01 | proposed clarence street profile sections & critical dimensions |
| • 7415-al(05)0062-P03 | proposed bow lane profile sections & critical dimensions |

Superseded by:

- | | |
|-----------------------|---|
| • 7415-al(05)0001-P02 | existing basement floor plan - demolition |
| • 7415-al(05)0002-P02 | existing ground floor plan - demolition |
| • 7415-al(05)0003-P02 | existing first floor plan - demolition |
| • 7415-al(05)0004-P02 | existing second floor plan - demolition |
| • 7415-al(05)0005-P02 | existing third floor plan - demolition |
| • 7415-al(05)0006-P02 | existing fourth floor plan - demolition |
| • 7415-al(05)0007-P02 | existing fifth floor plan - demolition |
| • 7415-al(05)0008-P02 | existing sixth floor plan - demolition |
| • 7415-al(05)0010-P02 | existing princess street elevation - alterations |
| • 7415-al(05)0011-P02 | existing clarence street elevation - alterations |
| • 7415-al(05)0012-P02 | existing bow lane elevation - alterations |
| • 7415-al(05)0013-P02 | existing south east elevation - alterations |
| • 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)0033-P03 | proposed south east elevation |
| • 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

This application is supported by:

- This covering letter.
- Application form signed and completed.
- 3874 Demolition Supporting Statement.
- 3874 – SK27 demolition extents for report.
- Additional drawings including:
 - 7410-al(SK)0010-P01 existing princess street elevation – NMA alterations comparison
 - 7410-al(SK)0011-P01 existing clarence street elevation – NMA alterations comparison
 - 7410-al(SK)0012-P01 existing bow lane elevation – NMA alterations comparison
 - 7410-al(SK)0013-P01 existing south east elevation – NMA alterations comparison
 - 7410-al(SK)0030-P01 proposed princess street elevation – NMA comparison
 - 7410-al(SK)0031-P01 proposed clarence street elevation – NMA comparison
 - 7410-al(SK)0032-P01 proposed bow lane elevation – NMA comparison
 - 7410-al(SK)0033-P01 proposed south east 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.