

Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning 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	
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2. Applicant Details

Title	Mr
First name	Robin
Surname	Horton
Company name	Greenlan 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	
Postcode	M2 4EN
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	mr
First name	justin
Surname	risley
Company name	stephenson STUDIO
Address line 1	3 riverside mews
Address line 2	4 commercial street
Address line 3	
Town/city	manchester
Country	United Kingdom
Postcode	m154rq
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☒ Yes ☐ No ☐ Not Applicable

If you have answered Yes to this question, please give details of persons notified

4. Eligibility

Person Notified	
Number	
Suffix	
Property 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
Address line 3	
Town/city	London
Postcode	W1S 2HX
Date Notified	17/12/2020 00:00:00

5. Description of Your Proposal

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

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.

Reference number:	123522/FO/2019
Date of decision	20/09/2019

What was the original application type?	Full planning & demolition in a conservation area
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For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

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.

ITEM 01
Increase in the extent of demolition to the rear of the building on Bow Lane.

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.

ITEM 03
Increase in number of mullions to windows in the new rooftop extension.

ITEM 04
Increase in number of mullions to shopfront windows at ground floor.

ITEM 05
Increase in number of transoms to glazing in top floor of the Princess Street elevation of the rooftop extension.

Are you intending to substitute amended plans or drawings?	☒ Yes ☐ No
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If yes please complete the following

Old plan/drawing numbers

6. Non-Material Amendment(s) Sought

7415-al(05)0001-P01
7415-al(05)0002-P01
7415-al(05)0003-P01
7415-al(05)0004-P01
7415-al(05)0005-P01
7415-al(05)0006-P01
7415-al(05)0007-P01
7415-al(05)0008-P01
7415-al(05)0010-P01
7415-al(05)0011-P01
7415-al(05)0012-P01
7415-al(05)0030-P02
7415-al(05)0031-P02
7415-al(05)0032-P03
7415-al(05)0060-P02
7415-al(05)0061-P01
7415-al(05)0062-P03

New plan/drawing numbers

7415-al(05)0001-P02
7415-al(05)0002-P02
7415-al(05)0003-P02
7415-al(05)0004-P02
7415-al(05)0005-P02
7415-al(05)0006-P02
7415-al(05)0007-P02
7415-al(05)0008-P02
7415-al(05)0010-P02
7415-al(05)0011-P02
7415-al(05)0012-P02
7415-al(05)0030-P03
7415-al(05)0031-P03
7415-al(05)0032-P04
7415-al(05)0060-P03
7415-al(05)0061-P02
7415-al(05)0062-P04
7410-al(05)0200-P01
7410-al(05)0201-P01
7410-al(05)0202-P01
7410-al(05)0203-P01
7410-al(05)0204-P01
7410-al(05)0205-P01

Please state why you wish to make this amendment

ITEM 01
The contractor has advised that the demolition will need to be increased to enable safe and practical working zones.

ITEM 02
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.

ITEM 03
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.

ITEM 04
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.

ITEM 05
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.

7. 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

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

9. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. 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)