Paul Butler Associates
Planning, Development & Heritage Consultants

14 May 2018

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

FAO Carolyn Parry

Ljr/161029/rt02

Dear Mrs Roscoe

38-46 King Street and 23, 25 and 35 South King Street, Manchester, M2 6BA
Application for Approval of Details Reserved by Condition attached to Application 113589/FO/2016 for conversion and extension of part of building to form 4 no. 3-bed apartments on South King Street side of upper floors, together with roof-top extension to South King Street side of building, formation of external terraces for apartments, extension at 3rd floor level to create additional office space (Use Class B1) and elevational alterations

On behalf of our client Ollier Smurthwaite Architects, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge condition 9 attached to application 113589/FO/2016 which was approved by Manchester City Council on 13 January 2017. We are eager to discharge this condition as soon as possible to allow the development to progress.

Condition 9 states:

> *'Before development commences, full details including scaled drawn information (plans, elevations and cross-sections) of the following elements of the proposed development shall be submitted to and approved in writing by the City Council as Local Planning Authority:*
> *a. The works to and finished appearance of the 3 ground floor entrances on King Street and South King Street*
> *b. The works to and finished appearance of the dormer windows at roof level*
> *c. The works to and finished appearance of the rendered area to the left of the entrance at No. 35 South King Street*
> *d. The balustrading detail for the roof terraces*
> *e. The slate hanging*
> *f. The aluminium roof system*
> *g. The new windows and rooflights*
> *The development shall be implemented in accordance with the approved details.*
>
> *Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.'*

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In response to this condition the following drawings prepared by Ollier Smurthwaite Architects have been submitted:

a) The works to and finished appearance of the 3 ground floor entrances on King Street and South King Street

Please refer to drawings:

A245_C_840 'Proposed Entrance Details No23'
A245_C_841 'Proposed Entrance Details No 35'
A245_C_842 'Proposed Entrance Details No 40'

b) The works to and finished appearance of the dormer windows at roof level

Please refer to drawing A245_955 'Proposed Dormer Details'

c) The works to and finished appearance of the rendered area to the left of the entrance at No. 35 South King Street

Please refer to drawing A245_C_1001 'King Street South Ground Floor Elevation Works'

d) The balustrading detail for the roof terraces

Please refer to drawing A245_C_954 'Proposed Roof Details'.

e) The slate hanging

Please refer to drawings:

A245_C_846 'Typical New Timber Window in Slate Wall'
A245_C_954 'Proposed Roof Details'
A245_C_957 'Typical Proposed Roof Hatches'

f) The aluminium roof system

The existing rooflight is now proposed to be retained. Please refer to drawing A245_C_132B.

g) The new windows and rooflights

Drawings A245_C_845 'Typical New Timber Window in Existing Brick Wall' and 245_C_846 'Typical New Timber Window in Slate Wall' show the proposed windows in a brick wall and slate wall respectively.

Drawings A245_C_954 'Proposed Roof Details' shows the conservation type rooflights within sloping slate roofs.

Drawings A245_C_957 'Typical Proposed Roof Access Hatches' shows the consented glass box access hatch to the roof terraces.

In addition to this letter and the drawings referenced above, the following information has been submitted in support of this application:

- Completed Application Forms.
- The cheque for the application fee (for £116 and made payable to Manchester City Council) has been issued in the post together with a copy of this covering letter.

We trust that the information submitted will enable the discharge of condition 9. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Planner
Cc Matt Ollier, Alaster Smuthwaite and Paul Hughes (Ollier Smuthwaite Architects)