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19th December 2017

Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR CHANGE OF USE FROM SOLICITORS OFFICE TO A SINGLE RESIDENTIAL DWELLING, INCLUDING INTERNAL WORKS, CREATION OF A DOUBLE HEIGHT EXTENSION, EXTERNAL TERRACES (GROUND AND FIRST FLOOR), REFURBISHED/NEW EXTERNAL WINDOWS AND DOORS, PARKING AND GATES, WITH EXTENDED BOUNDARY WALLS TO THE REAR OF THE PROPERTY.
21 ST. JOHN STREET, MANCHESTER M3 4DS

The application seeks full planning consent and Listed Building consent for the change of use from solicitors office to a single residential dwelling with associated internal works, creation of a double height extension, external terraces (ground and first floor), refurbished/new external windows and doors, parking and gates, with extended boundary walls to the rear of the property. The application has been submitted on behalf of the applicant, Relentless 21 St John Street Limited, and comprises:

- Completed planning application forms;
- Site Location Plan with the application boundary edged in red; and
- A planning application fee of £385 (PP- 06614656).

Prior to submission of the application pre-application discussions have taken place with Senior Planning Officer, David Brettell, to agree the format and content of the current application.

The application is supported by a full set of application plans produced by scheme architects JM Architects. A full schedule of the plans submitted is enclosed with the application.

Our pre-application dialogue has enabled us to agree a full list of documents which accompany this application. These include:

- Design & Access Statement, prepared by JM Architects;
- Planning Statement, prepared by Zerum;
- Heritage Assessment, prepared by Heritage Architecture;
- Acoustics Report, prepared by PDA; and
- Waste Management Strategy, prepared by JM Architects.

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I trust the enclosed is satisfactory to allow you to register the application, and I look forward to acknowledgement of its receipt. Should you wish to discuss the proposals or have any queries please do not hesitate to contact me.

I hope to hear from you in due course.

Yours faithfully,



Nikki Sills
Associate Director