Dear Mr Brettell,

Planning Application Ref: 114232/JO/2016

Condition 37 – Interface with John Dalton House

The following statement has been produced in order to discharge Condition 37 of the application named above. The wording of the relevant planning condition reads:

"No development shall commence until further details of the interface of the proposed development and the adjoining John Dalton House, which has been identified for possible future redevelopment, has been submitted to and approved by the Local Planning Authority following consultation between the developer of the application site and the adjacent owner of John Dalton House."

Following the planning application being granted permission, two further workshops have been held between Worthingtons, Thomas & Adamson (acting on behalf of Royal London, owner of John Dalton House), 5Plus Architects and Glenn Howells Architects, to discuss details of the interface between the two buildings.

In addition to exchange of drawings and project timescales, the key discussion point was the inclusion of glazing to levels 6 & 7 on the original planning application drawings, which would prejudice future redevelopment of John Dalton House. To overcome this issue, it was mutually agreed that the design would be amended to take account of the proposed two-storey extension (which now has planning approval).

The proposed North elevation (GHA drawing ref: 2057-A-L-204) has subsequently been revised and resubmitted under a separate Section 73 application (Ref: PP-05477980), which was approved on 7th December 2016. Both drawings are submitted with this application for information.

The two key changes made are as follows:

- Party wall extended by two storeys to accommodate forthcoming John Dalton House redevelopment. These replace the glazing and terracotta piers shown on the original planning elevations, which were cause for concern;
- Flat terracotta panels introduced along the exposed party wall elevation facing John Dalton House.

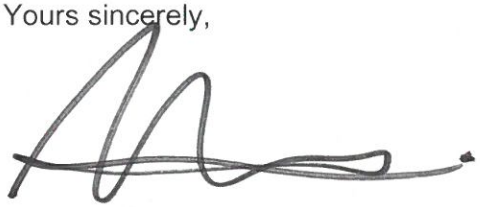
Glenn Howells Architects
321 Bradford Street
Birmingham B5 6ET
+44 (0)121 666 7640

mail@glennhowells.co.uk
glennhowells.co.uk

Registered in England. Company No.3993695.

- Worthington Mancap and Glenn Howells Architects will continue to work collaboratively with Royal London and 5plus Architects as the detailed design progresses of the respective schemes. We trust that the design has now been sufficient revised to address the initial concerns of the adjacent landowner with regard to any potential impact on the future redevelopment of John Dalton House, and hereby request that the planning condition be fully discharged.

Yours sincerely,



Adam Desborough
Project Architect

For and on behalf of Glenn Howells Architects Ltd
adam.desborough@glennhowells.co.uk