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Our Ref: HB/KN0024/14

07 March 2014

Ms J Renshaw-Livesey
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Janine Renshaw-Livesey

Dear Ms Renshaw-Livesey

Lass O'Gowrie, Charles Street, Manchester
Application for Listed Building Consent- Planning Portal Ref: 03236187

I am instructed by Greene King PLC to submit to you the enclosed application for Listed Building Consent for:

"***Internal and external alterations for the purposes of refurbishment***"

The application has been submitted electronically via the planning portal. Along with the planning application form, including land ownership Certificate A, the application comprises the following plans and documents:

- Site location plan 1489 03 A;
- Application drawings:
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Proposed basement, ground and first floor plan	1489 40 A
Elevations	1489 41 A
New stairs detail	1489 42 A
Existing basement, ground and first floor plan	1489 43 A
Details Area 1	1489 44 A
Section A-A & Vanity Unit Detail	1489 45 A
Ground floor demolitions and reflected ceiling plan	1489 46 A
New bar counter	1489 47 A
Roof plan	1489 48 A
Raised area and kitchen layout	1489 49 A
Fixed seating and shelving	1489 50 A
Section C-C and closing existing cellar access	1489 51 A
Details Area 2	1489 52 A
Lighting plan	1489 53 A
Floor finishes plan	1489 54 A
Painting plan	1489 55 A

- Schedule of works;
- Method Statements;

- Design and Access Statement; and
- Heritage Assessment.

The submission of this application follows detailed pre-application discussions with the Council's Conservation Officer, including an accompanied visit to the site. The comments of the Conservation Officer have been taken into account in drawing up the proposals and preparing the supporting plans and documents.

The applicant has sought to provide a comprehensive pack of information, which provides full details of all aspects of the scheme. The supporting information includes a detailed schedule of the proposed works and where necessary Method Statements for the work. The application is also supported by a Heritage Assessment which considers the impact of the works on the heritage value of the building. The Heritage Assessment concludes that the works will preserve the architectural and cultural significance of the building, whilst at the same time enabling it to adapt to changing demands thus ensuring it has a secure, viable and sustainable long term future as a public house.

The applicant wishes to work closely with the Council on these development proposals. As such, if you have any queries regarding the submission or require any additional information, please do not hesitate to contact me.

Yours sincerely,



Helen Binns BA(Hons), MTPL, MRTPI
helen.binns@walsingplan.co.uk

Encs. Listed Building Consent application

CC Brian Cole, Greene King Plc
Jason Billings, Tibbatts Abel