Our Ref: 184-186, Deansgate
Your Ref: 1039968/AOH/2013

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Emily Greaves
Manchester City Council,
PO Box 532,
Town Hall,
Manchester,
M60 2LA

23rd December 2013

Dear Emily,

Proposed display of company logo on flag attached to existing flag pole at 184-186, The Former County Courthouse, 184-186 Deansgate, Manchester.

I write further to your letter dated 29th October 2013 in respect to application reference 103968/AOH/2013 for the display of company logo on flag attached to existing flag pole. I have set out below our response to your request for further information and to the various items of clarification that you sought in regards to the proposed advertisement. As requested, I have also enclosed an application for listed building consent and have confirmed below the items submitted in support of the application.

In relation to your query concerning the appropriateness of the display of a commercial sign in this location, we would highlight that the proposed attaching of the flag was an element included in the signage strategy for the redevelopment and refurbishment of the building which was granted planning permission and listed building consent in 2011. The signage strategy agreed as part of these original permissions / consents has been carried through to subsequent amended schemes and has remained unaltered through the various resubmissions.

The details of the signage strategy have subsequently been discharged as part of an application to discharge pre-commencement condition 14 and condition 3 attached to planning permission ref: 098411/FO/2012/C1 and listed building consent ref: 098412/LO/2012/C1 respectively. The details of the signage strategy were approved by letter received from the Council (Angela Leckie), dated 30th August 2012

Chapter 4 - 'Signage Strategy' of Hurd Rolland's 'Discharge of Pre-Commencement Conditions' document sets out the proposed signage strategy for the building. The approved strategy confirms how the proposed flag fits in with the approach to be adopted for the building as a whole.

Paragraph 4.5.2 of the document confirms, '*The existing flagstaff is to be retained and fully refurbished – it is intended for the sole use of the Oddfellows Society and the intention is to display a flag showing the society's historic logo. Access is via a second floor rest room for raising / lowering the flag – it is intended at this location only that the existing window has its opening mechanism replaced/repaired for this purpose. Details, once agreed, of the flag to be displayed will be submitted to the local authority'.*

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As part of the work undertaken for the Heritage Statement, we can confirm that the flag pole was erected in 1982 as a Crown Development and was not part of the original listed building which, according to English Heritage was listed in 1974.

To establish the context and position of the proposed flag, photographs of all areas of the building affected by the proposal have been included in the Heritage Statement.

To accompany the application for advertisement consent already lodged with the Council and as requested, please find enclosed an application for listed building consent, submitted on behalf of Oddfellows, for;

> *'The display of company logo on flag attached to existing flag pole'*.

The application comprises the following;

- Completed planning application forms (submitted via planning portal)
- An application for listed building consent which includes
  - A completed application form and signed certificates (ref L(00)01).
  - A location plan (scale 1:1250) with the site outlined in red.
  - A written specification of the method of attachment to the flagpole and any works to the building elevation.
  - Confirmation of how this fits with the signage strategy for the building.
  - Existing and proposed scale elevations of all elevations affected by the works (ref. L(03)05 and L(03)80).
  - Large scale existing and proposed partial elevations and cross sections showing the flag in context with the area of the building (L(03)81).
- A Heritage Statement
- A Design and Access Statement
- Listed Building Notice 1 Certificate B

Please note within the application submitted (ref. 103968/AOH/2013) for advertisement consent to display the flag it was that the applicant was in full ownership of the land or buildings where the adverts are to be placed. It should be noted that the applicant has a shared interest/ownership in the site and we have since served notice on the owner of the land.

We trust that we have provided you with all of the information necessary to validate the planning application and look forward to acknowledgment of its receipt in due course.

If you have any queries or require any further information, in the meantime, please do not hesitate to contact me.

Yours faithfully,



Chris Jones
Partner
For and on behalf of NJL Consulting LLP