MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
Manchester M60 2LA

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Manchester CC Town Hall Complex Transformation Programme

Street address: Heron House
36-38 Brazennose Street

Town/City: Manchester
County: Greater Manchester
Country:
Postcode: M2 5EA

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mrs | First Name: Sophie | Surname: McCombes

Company name: Ian Simpson Architects

Street address: Riverside
4 Commercial Street

Town/City: Manchester
County: Greater Manchester (Met County)
Country:
Postcode: M154RQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: s.mccombes@iansimpsonarchitects.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name:

Street address: Town Hall Extension

Albert Square

Town/City: Manchester

County: Greater Manchester

Postcode: M2 5DB

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 383867

Northing: 398089

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Miss First name: Emily Surname: Greaves

Reference: Email correspondence

Date (DD/MM/YYYY): 02/12/2013 (Must be pre-application submission)

Details of the pre-application advice received:

In terms of the changes to the design I have just discussed this with Dave Roscoe and can confirm that we would need section 73 and 19 applications to vary the specified drawings condition (condition 2) on all three applications.

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Internal and external alterations to the Town Hall Extension, including the extension of two no. existing window openings to create an entrance to the proposed glazed link between Central Library and the Town Hall Extension; installation of associated lighting; erection of gates to the Mount Street end of Library Walk; raising of Library Walk; replacement of pavement light quadrant; and associated works.

Application reference number: 099354/LO/2012/C1 Date of decision: 14/12/2012

Please state the condition number(s) to which this application relates:

Condition number(s):

2

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 20/02/2013

Has the development been completed? ( ) Yes (•) No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

Design development; detailed development of the structural design to minimise visual impact of the structure.
Description of changes:
Use of full height glazed panels
The original design for the Glazed Link showed structural glass fins to the perimeter, and 3 glass panels split horizontally.
Through a detailed design process the structural engineers have been able to further reduce the visual impact of the glass by omitting the perimeter glass fins and using full height structural glass panels to support the roof. This maximises the visibility of the surrounding Listed Buildings.
Reduction in depth of roof
Following client review and further design development, the depth of the stainless steel roof has been reduced by an average of 0.6m. This subtly reduces the visual impact and maximise the views of the surrounding Listed Buildings.
Additional connections to Listed Buildings
For structural stability, an additional central glass fin connects to the existing buildings on each side of the Glazed Link.
Painted bronze colour omitted from stainless steel frame to doors and connections to Listed Buildings
Due to the colour treatment process of the stainless steel there were a number of factors to be considered:
1. The tone of bronze colour varies quite dramatically on different stainless steel elements dependent on their size and thickness. This cannot be controlled.
2. The bronze tone discolours on the weld lines.
3. If the colour is scratched off the stainless steel it cannot be repaired. For example, if the metalwork were to be graffitied, it cannot be removed without further damage to the colour treatment. It is possible, though with some considerable force, to scratch into the bronze colour using a sharp metal implement.
These issues were discussed at length with the client, the Conservation Officer, the Conservation Architect and English Heritage. It was decided that the quality of appearance over time was a priority over colour treating the metalwork to match the existing bronze window frames on the Town Hall Extension.
Bronze grille to external perimeter of glass
Following the detailed design of the structural glass panels, there came a requirement to make a portion of the external flooring to the perimeter of the glass structure removable for the replacement of the glass panels should they be damaged in the future. This has been resolved by introducing perimeter patinated bronze coloured brass grilles externally, using a similar language to the internal perimeter grilles.
All alterations to the design have been reviewed and approved by the client, the Conservation Officer, the Conservation Architect and English Heritage through an ongoing consultation process.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

The following drawing references to be omitted:
1253-ISA-P-G200-P-LW01-001
1253-ISA-P-G200-P-LW01-002 rev 01
1253-ISA-P-G200-P-LW02-001
1253-ISA-P-G200-E-LW01-001
1253-ISA-P-G200-E-LW01-002 rev 01
1253-ISA-P-G200-E-LW02-001
1253-ISA-P-G200-S-LWAA-001
1253-ISA-P-G200-S-LWDD-001
1253-ISA-P-G200-S-LWDD-002
1253-ISA-P-G200-S-LWEE-001
1253-ISA-P-G200-S-LWEE-002
1253-ISA-P-G200-S-LWFF-001
1253-ISA-P-G200-S-LWGG-001
To be replaced with:
1253-ISA-DR-G200-P-LW01-001_C7
1253-ISA-DR-G200-P-LW01-002_C8
1253-ISA-DR-G200-P-LW02-001_C4
1253-ISA-DR-G200-E-LW01-001_C5
1253-ISA-DR-G200-E-LW01-002_C2
1253-ISA-DR-G200-E-LW02-001_C5
1253-ISA-DR-G200-S-LWAA-001_C6
1253-ISA-DR-G200-S-LWDD-001_C5
1253-ISA-DR-G200-S-LWDD-002_C1
1253-ISA-DR-G200-S-LWEE-001_C5
1253-ISA-DR-G200-S-LWEE-002_C1
1253-ISA-DR-G200-S-LWFF-001_C4
1253-ISA-DR-G200-S-LWGG-001_C4

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mrs First name: Sophie Surname: McCombes

Person role: Agent Declaration date: 05/12/2013 ☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 05/12/2013