

19th May 2025

Lucy Harrison
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Lucy,

VARIATION OF CONDITION APPLICATION (SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990)

RE: THE STABLES, GRAPE STREET, MANCHESTER
APPLICATION REFERENCE: 138279/FO/2023

I write on behalf of the applicant, All Studios Holdings Limited, in relation to changes required to the above consent.

Introduction

Planning and listed building consent were granted for works at the above site in June 2024 as follows:

'Change of use, refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138279/FO/2023).

and;

'Listed Building Consent for refurbishment and alteration to create a bar restaurant (Use Class sui generis) including replacement roof and removal of conservatory' (Reference: 138280/LO/2023)

This application relates to the variation of Condition 2 attached to planning application reference 138279/FO/2023.

Frontage Amendment

Following the retrieval of the above consents, investigative works have revealed that the frontage cannot structurally support the consented arrangement of a single opening, therefore, the frontage requires an amendment to retain the support column.

To summarise, the consented arrangement to the Stables frontage, involving one large opening, will not be as straightforward to achieve as anticipated. This is due to loadbearing limitations in the existing structural arrangement. Removal of the modern plasterwork and joinery fixings relating to the frontage has shown that an existing offset pillar detail is structural and is holding substantial steelwork which supports the upper part of the elevation.

The level of work required to achieve the consented frontage is therefore felt to be prohibitive, and on balance, a suitable alternative design can be achieved which will lead to minimal intrusion. This would involve two openings, in the consented crittal style, with the existing pillar detail retained. This is felt to deliver a similar response to the consented scheme and is fully suitable in design terms.

This modest change is therefore proposed to be secured via a Section 73 and Section 19 submission to application refs 138279/FO/2023 and 138280/LO/2023¹. This will swap the consented frontage drawing with a new drawing, as detailed within the below Table, altering Condition 2.

Table 1: Variation of Condition 2's Wording

Existing Condition Wording	Proposed Condition Wording
Condition 2: The development hereby approved shall be carried out in accordance with the following drawings and documents: The Stables Location Plan, received by the City Council as local planning authority on 17 October 2023; 002 Rev B - Proposed GA Plan; 003 Rev A - Proposed Exterior Elevation AA, received by the City Council as local planning authority on 14 May 2024; 004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024; 005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024; 006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024; 007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024; 012 - As is & Proposed Roof Plans; 008 - Proposed Lighting Plan; 010 - Demolition Plan; 011 - Roof to be repaired; 013 - Drainage Plan; 015 Rev A - Window Detail;	Condition 2: The development hereby approved shall be carried out in accordance with the following drawings and documents: The Stables Location Plan, received by the City Council as local planning authority on 17 October 2023; 002 Rev B - Proposed GA Plan; 003 Rev A - Proposed Exterior Elevation AA dated 18 April 2025, received by the City Council as local planning authority on 19 May 2025; 004 Rev B - Elevations BB CC DD, received by the City Council as local planning authority on 14 May 2024; 005 Rev B - Elevations EE FF GG HH II, received by the City Council as local planning authority on 13 May 2024; 006 Rev A - Elevations JJ KK LL MM NN OO, received by the City Council as local planning authority on 13 May 2024; 007 Rev A - Elevations PP QQ RR SS, received by the City Council as local planning authority on 13 May 2024; 012 - As is & Proposed Roof Plans; 008 - Proposed Lighting Plan; 010 - Demolition Plan; 011 - Roof to be repaired; 013 - Drainage Plan;

¹ Please note, this application solely deals with the variation of condition 2 attached to planning application reference 138279/FO/2023

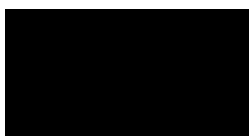
016 Rev A - Waste Collection Plan; Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024; Planning & Listed Building Statement dated October 2023 by Zerum; Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings; Acoustic Planning Report Ref: 023690- R01-C, dated 20 December 2023, by Sandy Brown; Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024; Operational Management Plan, February 2024 Revision B by Allied London.	015 Rev A - Window Detail; 016 Rev A - Waste Collection Plan; Tracking Plan 432.001773.00001-TR100 RevA received by the City Council as local planning authority on 6 June 2024; Planning & Listed Building Statement dated October 2023 by Zerum; Design and Access Statement July 2023 by Kio Architecture and Design as amended by the above drawings; Acoustic Planning Report Ref: 023690-R01- C, dated 20 December 2023, by Sandy Brown; Waste Management Strategy received by the City Council as local planning authority on 28 February 2024, as amended by drawing number 016 Rev A Waste Collection Plan and Tracking Plan 432.001773.00001-TR100 RevA, both received by the City Council as local planning authority on 6 June 2024; Operational Management Plan, February 2024 Revision B by Allied London.
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Closure

To summarise, the impact of the revision to the frontage is minimal, and will further enhance the Stables and their setting in line with the legislative requirement. No harm will be caused and the significance of the asset will be upheld.

Should you wish to discuss the above or have any queries, please do not hesitate to contact me.

Yours sincerely,



Deborah Baker Barnett
Associate Director