

Emily Booth

From: Katie Parfett-Bass <katie.parfettbass@savills.com>
Sent: 27 March 2025 17:05
To: Emily Booth
Cc: Matthew Sobic; Paula Gonzalez Montero; Natasha Snowling - The Millbridge Group Plc (nsnowling@millbridgegroup.co.uk)
Subject: RE: App. CDN/24/1133 - Mansfield Chambers
Attachments: Lathams Ltd FSC Certificate .pdf; Lathams Ltd PEFC Certificate .pdf; Terratech Avorio Strutturato.jpg; 13.5mm Low Iron Laminate.pdf

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Hi Emily,

Please see attached the spec for the tiles – Terratech Avorio Strutturato.

For the shopfront timber, it is bespoke made so there isn't a spec as such, however hopefully the following information is enough –

- The Hardwood Timber specified is European Oak
- All the European Oak timber batons have been purchased through a local supplier.
- All timbers have been grown in Croatia, then cut and kilned in Italy.
- See attached our suppliers' certifications for FSC and PEFC which are the two most known wood certification programmes in the world. **They both guarantee that the wood from a certain forest is grown and harvested sustainably.**
- The timbers will be lacquered finish to protect against the external element

The spec for the glass is also attached – 13.5mm Low Iron Laminate.

Trust this is sufficient, but please let us know if you need anything else.

If we could have the samples back that would be great – please can you confirm the best way to collect them from yourself?

Many thanks,

Katie

Katie Parfett-Bass
Associate
Planning



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel: +441612777292
Mobile: +447807999881
Email: katie.parfettbass@savills.com
Website: savills.co.uk



From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: 21 March 2025 15:15

To: Katie Parfett-Bass <katie.parfettbass@savills.com>

Cc: Matthew Sobic <MSobic@savills.com>; Paula Gonzalez Montero <paula@johnsonpinney.com>; Natasha Snowling - The Millbridge Group Plc (nsnowling@millbridgegroup.co.uk) <nsnowling@millbridgegroup.co.uk>

Subject: FW: App. CDN/24/1133 - Mansfield Chambers

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Hi Katie,

I am starting to determine this application, but can you please send me the product specifications (colours, materials etc.) for the materials in this photo in order that I can do this. Also do you want these samples back?



Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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10th, 11th and 17th April 2025
23rd and 30th May 2025
2nd June 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Katie Parfett-Bass <katie.parfettbass@savills.com>
Sent: 21 February 2025 15:32
To: Emily Booth <emily.booth@manchester.gov.uk>
Subject: RE: App. CDN/24/1133 - Mansfield Chambers

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Hi Emily,

Please find attached plans as requested - Drawing P.04.201 shows the shopfront details at a 1:5 scale, while drawing P.04.204 provides a comparison between the existing and proposed shopfront.

As previously mentioned, we are maintaining the existing shopfront's features as much as possible, ensuring alignment and replicating the joinery details to keep consistency across the façade. The adjustments to the design have been done in accordance with the security requirements of the store.

Trust this is acceptable and the condition can now be discharged – if you could confirm that would be great.

Many thanks,

Katie

Katie Parfett-Bass
Associate
Planning

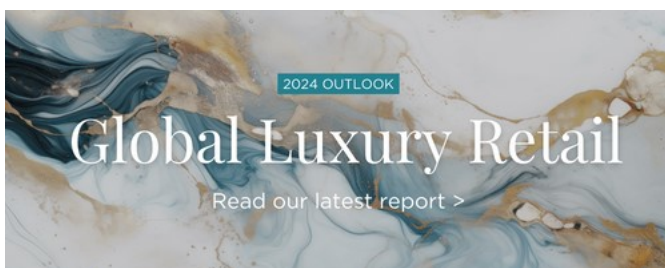
Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel : +441612777292

 Mobile : +447807999881

Email : katie.parfettbass@savills.com

Website : www.savills.co.uk



From: Katie Parfett-Bass
Sent: 18 February 2025 09:25
To: Emily Booth <emily.booth@manchester.gov.uk>
Subject: RE: App. CDN/24/1133 - Mansfield Chambers

Hi Emily,

We are aiming for Friday at the latest, hopefully before. Trust this is ok.

Thanks,

Katie

Katie Parfett-Bass
Associate
Planning

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel : +441612777292

 Mobile : +447807999881

Email : katie.parfettbass@savills.com

Website : www.savills.co.uk



From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: Tuesday, February 18, 2025 8:32 AM

To: Katie Parfett-Bass <katie.parfettbass@savills.com>

Subject: FW: App. CDN/24/1133 - Mansfield Chambers

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Hi Katie,

Thanks for the update.

When do you think it can be submitted?

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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17th 19th and 20th February 2025

27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Katie Parfett-Bass <katie.parfettbass@savills.com>

Sent: 17 February 2025 15:30

To: Emily Booth <emily.booth@manchester.gov.uk>

Cc: Matthew Sobic <MSobic@savills.com>; Paula Gonzalez Montero <paula@johnsonpinney.com>; Tony Scott <tscott@millbridgegroup.co.uk>; Natasha Snowling <nsnowling@millbridgegroup.co.uk>

Subject: RE: App. CDN/24/1133 - Mansfield Chambers

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Hi Emily,

Thank you for your email below, and for confirming agreement to all shopfront matters with the exception of the moulding detail.

We can provide this but won't be able to by tomorrow as the contractor will need to go to Site to survey. We will provide as soon as possible – trust this is acceptable.

Many thanks,

Katie

Katie Parfett-Bass
Associate
Planning

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

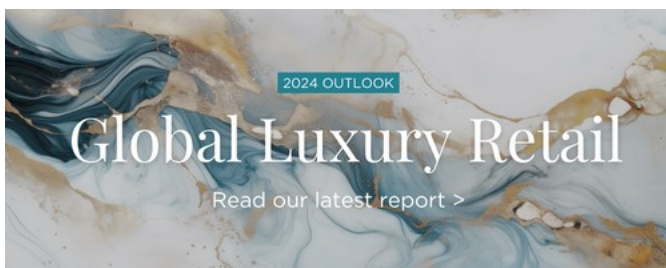
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To: Katie Parfett-Bass <katie.parfettbass@savills.com>
Cc: Matthew Sobic <MSobic@savills.com>
Subject: FW: App. CDN/24/1133 - Mansfield Chambers

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Good Morning Katie,

I hope you are well.

Please see our comments in green text below.

Please provide the requested information before 18th February.

Best Wishes,

Emily Booth
Planner
Planning, Building Control and Licensing
Growth and Neighbourhoods
E-mail: emily.booth@manchester.gov.uk
Tel: 0161 234 4193/0161 676 2154
Internal: 800 34193

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27th to 31st March 2025

Postal Address: Manchester City Council, P.O.Box 532 Town Hall, Manchester, M60 2LA
Location: Town Hall Extension, Level 6

From: Katie Parfett-Bass <katie.parfettbass@savills.com>
Sent: 31 January 2025 10:29
To: Emily Booth <emily.booth@manchester.gov.uk>
Cc: Paula Gonzalez Montero <paula@johnsonpinney.com>; Natasha Snowling - The Millbridge Group Plc (nsnowling@millbridgegroup.co.uk) <nsnowling@millbridgegroup.co.uk>; Tony Scott - The Millbridge Group Plc (tscott@millbridgegroup.co.uk) <tscott@millbridgegroup.co.uk>; Matthew Sobic <MSobic@savills.com>; Kate Martyn (kate.martyn@insall-architects.co.uk) <kate.martyn@insall-architects.co.uk>; m.lee@thewosgroup.com
Subject: RE: App. CDN/24/1133 - Mansfield Chambers

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Hi Emily,

Thank you for your email below. We have added comments in **red** beneath all of your comments.

Trust this is all clear and we can now progress to allow the condition to be discharged.

As ever, we are very happy to jump onto a Teams meeting to discuss if there are any further queries.

Please can you confirm receipt?

Many thanks,

Katie

Katie Parfett-Bass
Associate
Planning

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Mobile : +447807999881

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From: Emily Booth <emily.booth@manchester.gov.uk>

Sent: Monday, January 13, 2025 1:07 PM

To: Katie Parfett <katie.parfett@savills.com>

Subject: App. CDN/24/1133 - Mansfield Chambers

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Good Afternoon Katie,

I hope that you are well.

Please see the following comments on the above:

As per the wording of the condition, larger scale drawings are required in support of the discharge of the condition. As discussed during the application stage, the joinery detailing/profile of the whole frame and its constituent elements needs to match the joinery detail of the windows above (see below). The sections are submitted on drawing no. 1357.P.04.200 – E shows a square and flat frame with no joinery profile, and thus cannot be supported as the current design fails to match the profile of the windows above and the existing shopfront frame. Please amend.

Drawings at scale 1:2 have been produced to support the discharge of the condition. As

discussed during the pre-application process; to achieve a timber shopfront, a metal core is required to meet the client's security needs and satisfy insurance requirements, whilst remaining sympathetic to the Grade II listed building. The timber cladding will allow for a decorative profile, matching the existing shopfront and aligning with the frames of the level above. The mullion and door settings are in line with the floor above to achieve a cohesive appearance. Please provide large scale sections showing a comparison between the moulding and thickness of the original joinery above the shopfront and the proposed joinery of the proposed shopfront.

Please also confirm the depth of the proposed shopfront as compared to existing. This is not clear on sections submitted on drawing no. 1357.P.04.200-E, which do not show existing reveal and its profile (see below). The reveals must match the existing.

Please refer to drawing P.04.200 which reflects the width of the proposed shopfront in comparison to the existing one. The existing shopfront does not have the same security requirements as the proposed design, and it is therefore thinner. The proposed shopfront will be slightly wider to conceal the metal core, but it will still align with the windows above. The additional width will fall within the tenant's demise, preserving the aesthetic of the listed building.





The indicative signage affixed to glazing as presented on the same drawing cannot be supported. As discussed during application stage, signage should be located internally – affixed to the ceiling or attached to the shutter bulkhead. Please amend as required.

As part of the original application, it was agreed that since the bulkhead is far from the new glazing, the logo would be fixed to the glass as individual letters to ensure the interior is not obscured. This is reflected in the drawings that were approved as part of the original application. This has already been approved and therefore there should be no matters of contention here. Agreed.

Please confirm RAL finish.

The logo will form part of a separate application, and the RAL colour will be submitted as part of that. Regarding the shopfront, a physical sample has been sent to your offices for your review. As we will be using a natural material, we are unable to provide the RAL colour for this element.

Shutter

The proposed standard shutters cannot be supported. These are of an overtly solid design and appearance, with substantial solid base. An open grille design maximising visibility into the shopfront is required in this highly significant and important location within the frontage of a Grade II listed building, within a conservation area and in the immediate setting of the Grade I listed St Ann's Church.

We have thoroughly reviewed a number of different options for the roller shutter specification with the supplier. Unfortunately there is not an alternative spec that matches the level of

security requirement to meet insurance policies. Please find attached a letter from our client which sets out the minimum security performance standards, and provides further justification as to why the spec we are proposing is necessary.

As you'll be aware, there are a number of high end retailers in the vicinity of the Site – many of which have similar, if not identical roller shutters. To name a few:

- **Watches of Switzerland, 9-11 St Ann's Square – this has the exact same roller shutter as what we are proposing for Mappin and Webb. Planning permission and Listed Building Consent was granted for the installation of the new shopfront in July 2017 (Ref: 116275/FO/2017 and 116109/LO/2017).**
- **David M Robinson/ Rolex, 28 St Ann's Square – this also has the same roller shutter as we are proposing. Planning permission was granted in August 2018 for elevational alterations including the removal of the existing roller shutter and installation of a concealed roller shutter (118915/FO/2018)**
- **Mulberry, Royal Exchange – this also has the same shutter as the one we are proposing. Planning permission and LBC was granted for this in June 2022 – fit out of an existing retail unit on ground and basement floors including a new shopfront (Ref: 133301/FO/2022 and 133365/LO/2022)**

The above demonstrates that the Council has approved either identical, or very similar roller shutters at other high-end retailers in St Ann's Square – on listed buildings that fall within the Conservation Area. To summarise, the roller shutter we are proposing is the absolute minimum requirement to meet both security and insurance standards, and we therefore cannot change the type of roller shutter we are proposing. It is in line with a number of roller shutters that have been approved elsewhere in the vicinity of the Site, and therefore this should not be a cause of contention. **Agreed**

Please amend the proposed specifications and submitted detail as required. The detailed drawings of the shutter must relate to the proposed position and junction detail as per drawing no. 1357.P.04.201-D, and the bulkhead should be the minimum required (as per the former discussion during application stage). Below are examples of open shutters that could be supported. Please amend.

As per the application process and the approved application, the bulkhead will be the minimum required to conceal the roller shutter and MEP services, while also aligning with the transom to not visually interrupt the glazing. This has been reflected in the approved drawings from the original application.

The bulkhead will conceal both the roller shutter and the heat curtain (as per the MEP drawings submitted). The heat curtain is necessary due to the request to avoid lowering the ceilings. All air conditioning units are integrated into the walls, so the heat curtain is required for both energy efficiency and heat control, while the roller shutter is essential for security and insurance requirements. **Agreed**



The proposed fire exits fronting onto Half Moon Street

The proposed doors to Half Moon Street illustrated on drawings no. 1357.P.04.300 and 1357.P.04.301 are of a standard design and would not take the opportunity to better reveal the significance of and restore the external appearance of the rear elevation of the Grade II listed building under consideration and to enhance the appearance of the conservation area and local amenity. However, these match (in design and finish) the existing modern interventions in place currently, and thus will not cause further harm to the building as a designated heritage asset. On that basis, there are no objections to the proposed new doors as proposed and detailed on drawings no. 1357.P.04.300 and 1357.P.04.301 on heritage grounds. We advise that these are covered in anti-graffiti paintwork/coating, to avoid vandalism, which is an ongoing issue in this location. Please confirm. **Confirmed**

Emily Booth
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