

Information Required to Discharge Outstanding Conditions in Relation to Listed Building Consent Reference: CDN/23/0065 [Condition numbers – 4, 6, 9, 13, 16, 17, 18 & 22] and Planning Permission Reference: CDN/23/0064 [Condition numbers – 3, 7, 15 & 16] for the Adaptation of Fenton House, Higher Ardwick into Seven Apartments.

Introduction and Schedule of Information for Condition Compliance



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1. Background:

1.1 Planning and listed building consent have been granted by Manchester City Council, the local planning authority, [MCC] for the conversion of Fenton House, Higher Ardwick into apartments. Copies of the decision notices that list the conditions are included separately in **Appendix A** [planning consent] and **Appendix B** [Listed building consent]

1.2 This application is a joint submission of details for most of the conditions imposed on the original planning permission and the listed building consent. Condition 19 imposed on the LBC, relating to stairs details, is the subject of a separate LBC discharge of condition application that has been submitted contemporaneously with this joint application.

1.3 The deterioration in the physical condition of the grade II Fenton House has been halted as a result of urgent remedial works to make the building water tight

as part of the apartment adaptation scheme. It is now imperative that the details contained in these applications are considered and agreed as soon as possible in order for conversion works to continue to completion prior to the onset of more severe weather episodes in autumn.

1.4 The remaining undischarged conditions on the Fenton House planning permission and listed building consent are listed in the discharge of condition planning decision, [Reference: CDN/23/0064 dated 29th February 2024] and the discharge of condition Listed building consent decision. [Reference: CDN/23/0065 dated 29th February 2024] The LPA agreed and formally approved the discharge of several original planning and listed building consent conditions as confirmed in decision notices dated 29th February 2024. [Copies of these respective decision notices are included in **Appendices C & D**]

1.5 A set of 'as existing' and 'as proposed' floor plans approved by the LPA are included in **Appendix E** of this document.

There are four remaining undischarged conditions that were imposed on the planning permission –

1.41 **Planning permission – CDN/23/0064 outstanding conditions**

1.42 Condition 3 – material samples required -

- A. Bricks samples for the courtyard walls.
- B. Pointing test panel.
- C. Brick cleaning test panel.

- D. Samples of new floorboards.
- E. Internal decorative plasterwork.
- F. Samples of any new lintels and cills.
- G. Repaired window samples.
- H. Product details exterior extract grills and external lighting.
- I. Chimneys - completed and agreed as part of the urgent remedial works undertaken to preserve the future of the listed building. Details of these works, mainly to chimneys, rainwater goods and stacks have been compiled and submitted to MCC. These works were agreed by MCC and have been undertaken and are now completed.

1.43 Condition 7 – acoustic report -

The Acoustic Report is to be revised to exclude a proposal for mechanical ventilation. An alternative approach to method of ventilation that is more suitable for listed buildings with sash windows is to be investigated.

1.44 Condition 15 – railing details -

Full details of these details are required with a colour choice that is acceptable to MCC conservation.

1.45 Condition 16 - bin store and courtyard wall brick samples -

The applicant has agreed that the bins would be placed within the screen walls of the courtyard and would therefore not be visible from the external areas. There will be no specific bin store compound within the courtyard. Samples of bricks to be used on the courtyard walls should be provided to MCC.

1.5 There are nine remaining undischarged conditions that were imposed on the listed building consent –

1.51 Listed building consents – CDN/23/0065 – outstanding conditions.

1.52 Condition 4 – materials samples -

The required material samples for the LBC application are broadly the same as the requirements listed in condition 3 above of the planning permission.

1.53 Condition 6 – sound and fire requirements -

MCC requirements are to show the positions of the external vents and the detailed design of the vent grilles. Further consideration indicates that it is not practical to utilise the existing chimney flues for ventilation routes. An alternative approach is now presented, and the proposed positions of external ventilation grilles are shown on revised 'as proposed' plans and elevations.

1.54 Condition 9 – mechanical ventilation required for acoustic attenuation -

The acoustic attenuation report has been amended to omit the recommendations for mechanical ventilation as these measures are not acceptable to MCC. An alternative method of noise attenuation is now recommended in the report.

1.55 Condition 13 – rainwater goods –

The previously suggested black colour for the rainwater goods is not acceptable to MCC. It has been agreed that the rainwater goods should be made of cast iron and these are to be painted in a dark blue, [RAL 5002 or similar]

1.56 Condition 16 – means of enclosure to external areas and colours.

A drawing has been prepared to meet MCC's requirements/preferences for this requirement. It has been agreed that a dark blue colour for the railings etc as mentioned above. A brick sample is also required for the rear courtyard wall.

1.57 Condition 17 – paint analysis -

MCC have confirmed that the new paint regime for the building must be based on an analysis. The subsequent analysis of the paint layers of the iron work on the front elevation has been carried out.

1.58 Condition 18 – roof insulation -

A method statement has now been prepared and provides method details and a specification for this work. As work has already been completed, these are details of installations already undertaken of the roof insulation and the insulation product used.

1.59 Condition 19 – stairs details -

The details required are included in a separate discharge of condition application which is submitted to MCC in parallel with this joint condition discharge application.

1.510 Condition 22 timber treatment report -

The initial commissioned report from Peter Cox found evidence of dry and wet rot in local areas. Since completion of the urgent remedial works to secure the building from water ingress the building has been well-ventilated and has had a lengthy period to dry out. The applicant has requested Peter Cox returns to the property to carry out further inspections and recommendations. A report is now included for timber treatment for MCC consideration.

1.6 The submitted details to discharge individual outstanding conditions are listed in the following schedule. Where the information is concise and straightforward, such as the confirmation of the availability of samples for inspection on site for instance, the details of these compliance details are included in the schedule. Where more complex or lengthier details are

submitted, these are provided in separate documents, plans and drawings in the application bundle and these are cross referenced with the schedule. These for instance, may be in the form of specialist reports and include feature/product details and drawings.

2.The Discharge of Condition Schedule:

Condition Number:	MCC Requirements: [taken from the Discharge of Conditions applications decision notices dated 29 th February 2024]	Details Required:	Relevant Document/Plan Number: [Samples/Product Details/Other Reports etc]
<u>Planning permission - CDN/23/0064</u>			
*Condition no.3 - Materials	<i>The information within the Material schedule ref: A1225-Z100-A-01 rev B dated 20.04.2023 has been considered, however, as previously advised there here will need to be a number of samples, such as any new bricks, pointing, rendering, cleaning, internal decorative plaster reinstatement, sample repaired window etc submitted for consideration. A sample of the proposed secondary glazing will also be needed, as a number of products have been proposed, unless this can be clarified and final product details sent through. The samples can be provided on site for examination or if necessary the samples should be sent to the Local Planning Authority for consideration. The submitted photograph of the rendered finish is not sufficient to agree the rendered finish. Officers will need to see this sample on site and also assess the areas of exposed brickwork and</i>	The wording of this condition is repeated in Condition number 4 of the Listed Building Consent. [see * below] MCC have approved in principle the programme for phased submission, [in Doc 4 in the last DoC compliance application] However, rather than adopting a phased approach for the submission of details [as previously mentioned in Documents 4 & 5] materials and sample submission in the application documents and in the form of samples/sample panels provided on site. The following materials are now provided: a) Bricks for the new courtyard wall - Samples of the Cheshire Handmade bricks will be available for inspection on site.	<i>Document 1</i> provided in the joint application bundle contains Product Details for the following items: <i>a) Bricks used in the rear courtyard wall.</i> <i>i) New external lighting units.</i> <i>k) Cast iron rainwater goods</i> <i>m) Railings product details</i> <i>See also PLAN 1</i> for plans/elevations of locations of above*

	<i>render removal. The final finishes / decoration colours in key areas in particular the windows, render and railings need also need to be formally agreed.</i> <i>As the samples referenced above have not yet been provided for consideration condition no.3 is not discharged.</i>	b) Pointing test panel of any new brickwork or repointing to be carried out – Pointing of the brickwork to the exposed brick wall to the rear only is to be undertaken. The existing render covering on the front and both side elevations is to be retained and repaired where necessary- Sample panels are provided for inspection on site. c) Brick cleaning is mentioned in the decisions, but the existing render will either be patch repaired or replaced with an appropriate lime-based render, there will be no brick cleaning involved in the scheme - Sample panels of brick cleaning will not be necessary. d) New floorboards. [See previously submitted Documents page 7 of Doc 4] - Samples of replacement floorboards are made available on site for inspection. e) Internal decorative plaster reinstatement and new internal wall features. [See Previously submitted Documents page 8 of Doc 4] – Samples of plaster works are made available for inspection on site. f) No new lintels and cills have been required. External render and decorative detailing [See also previously submitted Documents page 4 of Doc 4] - - Details of the lime-based render repairs and new decorative elements are made available for inspection on site. g) Previous Document 11 gives a Window and Door Works Schedule that still applies. Samples of repaired window - Details of sample window	<i>replacement works on replacement rainwater goods are provided in the joint application bundle</i> <u>Samples/Sample panels are provided for inspection on site for the following items:</u> <i>a) Bricks & examples of brick treatment/cleaning</i> <i>b) Pointing & mortar</i> <i>c) Render repair panels</i> <i>d) Replacement floor boards and repairs to the existing internal dressed stone floor slabs</i> <i>e) Decorative & replacement interior plasterwork]</i> <i>g) Window repair work samples</i> <i>h) External vent grilles</i> <i>k) Cast iron rainwater goods</i>
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		repairs will be made available for inspection on site. h) External extraction fan outlets/vent grilles. Product details of these are included in Appendix F of this document and revised plans/elevations showing the locations of the vent outlets are shown in separate PLAN 1. i) New external lighting units. [See Previously submitted Documents page of Doc 4] – Product details of these are included in Document I j) Roof Insulation - Although there were details of the work to be undertaken to the chimney stacks and roof [slates etc] covered by condition, these are now completed. Planning officers may wish to take the opportunity to have a look at these elements when they visit the site. The details of the installed insulation and accompanying method statement are included in Document 2 k) Rainwater goods – These are proposed to be cast iron in Steel Blue colour [eggshell?] Product details of these are included in Document I l) Stonework - The existing internal stone floor covering in the upper ground floor corridor has been repaired by a specialist mason restorer. m) Railings product details.	j) <u>Document 2 for Roof Insulation Details/Method Statement.</u> m) <u>Document 3 for details of railings and paint analysis results.</u>
Condition no. 7 - Acoustic insulation	<i>The Acoustic Assessment report ref: HA192 dated November 2022 has been reviewed, and it is noted that the noise criteria cannot be met without installing mechanical ventilation. This is a concern given the Grade II status of the</i>	See also response to Condition 9 of the LBC . The previously submitted window details were considered acceptable by MCC. A further copy of these details are resubmitted to MCC in this DoC application.	

	<i>building. Further consideration will need to be given to alternative solutions to respect the Grade II listed status of the property and the achievement of appropriate noise levels within the proposed self-contained apartments.</i> <i>On this basis condition no.7 is not discharged.</i>	The initial recommendation of the Acoustic Assessment to instal a mechanical ventilation system in the building has been referred back to the consultants and discussed. The owner recognises that MCC have previously confirmed that such a system would not be appropriate for the listed building. The contents of the previous Acoustic Assessment have not been changed; <u>however, the owner now agrees to omit the proposals to instal a mechanical ventilation system in the building.</u> The justification for this omission is that the current proposals to refurbish etc the existing windows and to instal a high quality secondary glazing system [already approved by MCC] will attenuate noise levels. The secondary glazing system will also meet the requirements of MCC Conservation in that it will prevent further disruption of the historic features and fabric of Fenton House and is considered to be an acceptable compromise that will preserve the special character and internal/external appearance of the listed building.	<u>Document 4 – Secondary glazing</u> <u>Resubmission of proposed secondary glazing product details and sound attenuation data provided in the joint application bundle.</u> [previously approved]
Condition 15 - Railing design	<i>The railing design to the Higher Ardwick frontage shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 Rev.A has been considered solely in relation to the design for the proposed railing to the frontage with Higher Ardwick. It has been advised previously that a simple paint scrape should be undertaken to the small areas of original metal work, as it is important to understand the original paint scheme to information the proposed decoration especially if</i>	See also response to Condition 16 of the LBC. A drawing detailing a revised railing and gates scheme is separately attached that should now satisfy MCC and allow this condition to be discharged. The current scheme for railings and gates is of much greater quality and possesses greater period detail than the previous design. The scheme is commended for approval. There is no specific evidence available that points to the design of the early/historic railings at	<i>The proposed colour choice is steel blue [RAL - 5011]</i> <u>Document 3 - Details of the proposed scheme for new metal means of enclosures are provided in the joint application bundle.</u>

	<i>the paint is being completely removed as all evidence of paint (evidential heritage value) would be totally lost. It is also unlikely that the original paint would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration will be necessary. Furthermore, the railing design as proposed is lacking in finesse and sufficient detail to be able to be supported. It needs Page 3 of 4 to be based in research to develop a detailed railing design that is of a suitable high quality for the listed building.</i> <i>Therefore, on the basis of the design shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev. A, and the proposed black colouration, condition no.15 is not discharged.</i>	Fenton House. These railings/gates have been lost many years ago prior to the date of inclusion of Fenton house in the List of Buildings of Special Architectural or Historic Interest on 6th June 1994. The early/mid-19th century curved cast iron balustrades and handrails in the vicinity of the front porch survive. However, the only other surviving railings within the curtilage of Fenton House were plain contemporary features that were installed on the low brick wall at the back edge of the highway footpath and on the new low red pressed faced brick wall on the Harkness Road frontage. Photographs from 1960 and 1969 do not show the presence of any railings along the Higher Ardwick frontage although the low wall with a capping and masonry gate pillars survive. The revised railing and gate scheme compliments the construction period of the listed building, retains the masonry wall components within the curtilage and does not disturb the historically significant porch ironwork which will be stripped back and repainted in the same dark blue colour as the railings. The colour of the new railings and gates and associated ironwork is proposed to be a dark blue, [RAL 5011 (Steel Blue) - as evidenced in the earlier paint layers of the ‘dolphin’ balustrades. [Please see Document 6 that accompanies the application bundle]	<i>[See also the previously submitted Document 10 relating to Proposals for External Areas that is included for background information in the application bundle]</i>
Condition no.16 -	<i>The boundary wall design shown on the Proposed bin store plan ref: A1225(02)AP008</i>	See also response to Condition 16 of the LBC.	<i>See Document 3 – for details of the proposed</i>

Boundary treatment	<i>Rev. D received 20.04.2023 has been reviewed. Whilst the design is considered to be acceptable, a product specification has not been submitted for consideration as such condition no.16 cannot be discharged at this time.</i>	A brick product detail and sample of the proposed brick for the new boundary wall is now provided. A Cheshire Blend handmade brick has been chosen. The choice of brick, to be constructed with a lime mortar, [please also see details in the previously submitted Document 10 that accompanies the applications] The existing low walls with railings will have rendered walls with the existing copings retained. A sample panel of render for local patch repairs has been prepared on site for inspection.	<u>scheme for new metal means of enclosures are provided in the joint application bundle.</u> <u>Brick samples for the rear courtyard boundary wall are also available on site for inspection</u> <u>A sample render panel for the smooth render to the low walls and pillars on the highway frontages of Fenton House will be available on site for inspection.</u>
<u>Listed Building Consent - CDN/23/0065</u>			
Condition no. 4 - Materials	<i>The information within the Material schedule ref: A1225-Z100-A-01 rev B dated 20.04.2023 has been considered, together with the content of the Timetable for Programme of repairs and Samples Specifications (including Details of Quality Control Management Input) (Document 4) solely in regard to materials. However, as previously advised there will need to be a number of samples, such as any new bricks, pointing, rendering, cleaning, internal decorative plaster reinstatement, sample repaired window</i>	See response to equivalent condition 3 above of the planning permission.	<i>Please see information submitted to discharge planning permission condition 3 listed *above.</i>

	etc submitted for consideration. A sample of the proposed secondary glazing will also be needed, as a number of products have been proposed, unless this can be clarified, and final product details sent through. The samples can be provided on site for examination or if necessary the samples should be sent to the Local Planning Authority for consideration. The submitted photograph of the rendered finish is not sufficient to agree the rendered finish. Officers will need to see this sample on site and also assess the areas of exposed brickwork and render removal. The final finishes / decoration colours in key areas in particular the windows, render and railings need also need to be formally agreed. Furthermore, the materials schedule needs to be updated to refer to cast iron rainwater goods. As the samples referenced above have not yet been provided for consideration condition no.4 is not discharged.		
Condition no. 6 - Sound and fire	The detailed designs of measures the sound and fire separation between floors , and M & E measures, and their location set out on the plans set out below is considered to be satisfactory Proposed emergency lighting, lighting and Fire Alarm Level 1 plan ref: 22541(63)001 rev. P2 Proposed emergency lighting, lighting and Fire Alarm Level 2 plan ref: 22541(63)002 rev. P2 Proposed above ground drainage Level 1 plan ref: 22541(52) 001 rev. P2; Proposed above ground drainage Level 2 plan ref: 22541(52) 002 rev. P2;	The items of the M & E report that are considered to be satisfactory by MCC have now been retained within the resubmitted previous M & E report. The 'as proposed elevation drawings show the location of extract pipes/outlets with proposed product details included in Appendix F below The proposed vents are of appropriate traditional design and painted cast metal material. These will be painted in white to match the background rendered wall material. The proposed locations of the new vent grilles are shown on the 'as	<u>See also Appendix F below & PLAN 2 for proposed extract grille product details & locations.</u> <i>[The application bundle contains a copy of the initial Sound and Fire Separation Report and to note that</i>

	<i>Proposed above ground drainage Level 3 & 4 plan ref: 22541(52) 003 rev. P2;</i> <i>Proposed above heating services Level 1 plan ref: 22541(56) 001 rev. P2;</i> <i>Proposed above heating services Level 2 plan ref: 22541(56) 002 rev. P2;</i> <i>Proposed above heating services Level 3 & 4 plan ref: 22541(56) 003 rev. P2;</i> <i>Proposed above ventilation layout Level 2 plan ref: 22541(56) 002 rev. P2</i> <i>Proposed above ventilation layout Level 3 &4 plan ref: 22541(57) 002 rev. P2</i> <i>Proposed water services Level 1 plan ref: 22541(53) 001 rev. P2</i> <i>Proposed water services Level 2 plan ref: 22541(53) 002 rev. P2</i> <i>Proposed small power/ data/ telecoms level 1 plan ref: 22541(62) 001 rev. P2</i> <i>Proposed small power/ data/ telecoms level 2 plan ref: 22541(62) 002 rev. P2</i> <i>Proposed small power/ data/ telecoms level 3 &4 plan ref: 22541(62)003 rev. P2.</i> <i>Document 5 - Details of general clauses , specifications and method statements</i> <i>Document 7 - Room by room schedule of works document specification and method statement</i> <i>However, no external vents have been shown on the proposed external elevations. Detailed designs of the external face and materials forming the proposed vents, together with their location on the external elevation is required to be provided for consideration before condition no.6 can be discharged.</i>	proposed' elevation drawings. [Please see PLAN 2 in the application bundle]	<i>recommendations for the installation of mechanical ventilation will no longer be followed]</i>
Condition no. 9 –	<i>The content of Document nos. 5, 7 and 11, together with details shown on annotations</i>	[Also see previously submitted Documents 5, 7 and 11]	

New windows	<i>referencing works to windows and window replacement on Proposed north and east elevations Plan ref: A1225(02) AP006 rev.G and Proposed west and south elevations Plan ref: A1225(02) AP006 rev.G; Window elevation view (internal) and vertical cross section; proposed window type details plan rf: FH/CC/Drwg 13 have been reviewed.</i> <i>This is considered to be an acceptable approach in dealing with each window and looking at repairs, part reinstatement and new windows. Furthermore, the additional document showing an aluminium secondary glazing product to the existing windows this product and the slimness of the frames is considered to be satisfactory.</i> <i>However, the Acoustic Assessment report ref: HA192 dated November 2022 has been reviewed, and it is noted that the noise criteria cannot be met without installing mechanical ventilation. This is a concern given the Grade II status of the building.</i> <i>Further consideration will need to be given to alternative solutions to respect the Grade II listed status of the property and the achievement of appropriate noise levels within the proposed self-contained apartments. This will have the potential to require changes to the design of any replacement windows, and measures to retained windows. As such condition no.9 is not discharged at this time.</i>	The submitted Acoustic Report recommends the installation of secondary glazing systems to habitable rooms. The applicant agrees that the provision of a mechanical ventilation system in the listed building would not be appropriate and has the potential to adversely impact the listed building. The proposed secondary glazing system for the windows, details of which were previously submitted and approved in the last DoC application will attenuate noise levels. The mechanical ventilation system is now omitted from the scheme in this application. The secondary glazing proposals are considered to be an acceptable compromise that will preserve the special character of the exterior and interior of the listed building.	<u>Document 4 - for product details for the secondary glazing system [previously approved by MCC]</u>
Condition no. 13 (rainwater goods)	<i>The contents of Document nos. 5, and 7 have been considered in regard to rainwater goods together with the External elevation remedial works - south and west elevations Plan ref: FH/CC/Dwg 6A; and External elevation remedial works - north and east</i>	All proposed rainwater goods on the building are now proposed to be cast iron. Product details are submitted for consideration. The colour of the new rainwater goods will be a dark blue, [RAL 5011 – ‘Steel Blue’] - as	<u>Proposed colour - RAL 5011 (Steel Blue) - as evidenced in the earlier paint layers of the ‘dolphin’ balustrades] – see the colour layer</u>

	elevations Plan ref: FH/CC/Dwg 6B. It is also noted that all the rainwater goods would be cast iron. The submitted approach is supported, however, as advised previously the colouration reflecting the original historic paint colouration and finish at the property, which would not be the black colouration proposed, as this was not readily available by the time the original, building was constructed. Until the original colouration of the rainwater goods has been determined, and confirmation is provided that the rainwater goods would be finished in this colouration, condition no.13 cannot be discharged.	evidenced in the earlier paint layers of the surviving cast iron 'dolphin' balustrades.	<u>analysis part of Document 3 Report. [provided in the joint application bundle]</u> <u>Document 1 - For product details of proposed rainwater goods disposal system.</u>
Condition no. 16 - Boundary treatment	The railing design to the Higher Ardwick / Harkness Street frontage and the boundary wall detail to Dolphin Place shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev. A and external door wall and gate proposal details plan ref: FH/CC/Dwg 9B and means of enclosure and landscaping proposals plan ref: FH/CC/Dwg 9A (solely in regard to the proposed boundary treatment) has been considered. It is also unlikely that the original paint to any metal work would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration of the railings will be necessary. Furthermore, the railing design as proposed is lacking in finesse and sufficient detail to be able to be supported. It needs to be based in research to develop a detailed railing design that is of a suitable high quality for the listed building. Furthermore, whilst the boundary wall detail shown on plan ref: Railing and Boundary	See also response to Condition 16 of the Planning Permission. A drawing detailing a revised design for the railing and gates is included in the joint application bundle that will allow this condition to be discharged. The colour of the new railings will be a dark blue, [RAL 5011 – 'Steel Blue'] - as evidenced in the earlier paint layers of the cast iron 'dolphin' balustrades. A brick product detail and sample for the new boundary wall are provided in the joint DoC application bundle. The existing low walls will be smooth white rendered walls with existing copings retained. A sample brick and a panel of the render will be made available on site for inspection.	<u>Document 3 - Details of the proposed scheme for new metal means of enclosure are provided in the drawings included in joint application bundle.</u> <u>The proposed colour choice following analysis is Steel Blue [RAL -5011]</u> <u>Document 1 - Contains product details of the components of the proposed scheme for new metal means of enclosure are provided. The rainwater goods can be viewed on site.</u>

	Wall design plan ref: A1125(02)AP011 rev. A d is considered to be acceptable, a product specification has not been submitted for consideration. Therefore, on the basis of the design shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev. A, and the proposed black colouration, and not a product specification for the boundary wall, condition no.16 is not discharged.		<u>Completed panels of courtyard wall bricks are ready to be inspected on site.</u> Document 1 - Contains product photo details of brick choice. The bricks can also be viewed on site.
Condition no. 17 – Metal work	It has been advised previously that a simple paint scrape should be undertaken to the small areas of original metal work, as it is important to understand the original paint scheme to information the proposed decoration especially if the paint is being completely removed as all evidence of paint (evidential heritage value) would be totally lost. It is also unlikely that the original paint would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration will be necessary. Therefore, on this basis condition no.17 is not discharged.	Please see the analysis part of Document 6 for a photograph of the metal ‘dolphin’ balustrades on the front elevation. This has been analysed and one of the early paint layers has been identified as RAL 5011 – ‘Steel Blue’ has been chosen as a close match and is submitted for consideration by MCC. As there is no evidence of the historic colour of rainwater goods, [as they were all replaced plastic items prior to the time of acquisition by the applicant] it is proposed that the new array of cast iron rainwater goods will be painted in the above RAL 5011 – ‘Steel Blue’ colour in a gloss finish.	<u>The agreed colour choice for the metal work is Steel Blue [RAL -5011]</u> Document 3 - A report on the paint scrape exercise investigation that has been undertaken is included in the joint application bundle in.
Condition no. 18 - Roof insulation	Insufficient information has been provided in relation to the insulation of the roof. Please provide a detailed method statement, and specification in relation to insulation of the roof (including the location of the insulation material). Condition no.18 cannot be discharged at this time.	See also details submitted in relation to condition 3 of the planning permission. Due to the urgency of the work required to make the building weather tight in order to secure its preservation the insulation has already been installed at roof level.	Document 2 - for a Report, Specification and Method statement for the works undertaken is included in the joint application bundle.

		A detailed method statement and specification for the insulation work carried out and the materials utilised is provided in the submitted Document 2 separately included in the application bundle.	
Condition no. 19 - Existing staircases	<i>Document 5 which is referenced in connection with discharge of condition no.19, does not include details of the proposed repair works to the existing staircases. Please Provide detailed method statement, and specification in relation to the repairs to the existing staircases (including the location of the work) On this basis condition no.19 is not discharged at this time.</i>	Document 5, previously submitted in the last discharge of condition application, included a method statement, drawings and a specification for the repairs to the main staircase with photographs. This information and the requirements of condition 19 of the LBC is being reviewed.	<i>Details for the discharge of this condition are included in a separate discharge of condition application.</i>
Condition no. 22 – Damp/rot work	<i>The contents of Document nos. 1, 5, 6C and 7 together with details shown on the External elevation remedial works – south and west elevations Plan ref: FH/CC/Dwg 6A: External elevation remedial works – north and east elevations Plan ref: FH/CC/Dwg 6B have been reviewed.</i> <i>It is noted that the timber treatment specialist for historic buildings from Peter Cox has been engaged and has inspected Fenton House, and that a preliminary report on the damage to the listed building caused by damp ingress has been compiled. Furthermore, that in ongoing discussions with the timber treatment specialist for historic buildings, it has been agreed that the improvements to the watertightness of the building, should be allowed to take effect. This is on the basis that the conclusion of the preliminary report is that a substantial amount of historic fabric would be lost if treatment work is undertaken whilst the building is wet and water ingress is continuing.</i>	The initial Peter Cox timber treatment report recommended widespread A prolonged period has been allowed for the building to dry out internally on completion of the urgent roof/rainwater goods etc works that have been carried out to tackle water ingress. The above works have been successful in halting the spread of rot and successfully causing it to die back. The owner has confirmed that the work on the timber areas affected by dry rot and other areas has been treated and rot affected timbers have been replaced with matching replacement timbers installed. This work was urgently necessary to secure the preservation of the listed building. A timber treatment specialist has returned to inspect the property in September/October of this year and examine damp affected areas following the re-roofing of the building and the	<u>Document 6 - for the Timber Condition Treatment Report</u> <u>[This is included in the joint application bundle]</u>

	<i>The approach to allow for a 2/3 month period of 'drying out' is accepted to enable a more robust understanding in regard to whether a dry-rot / wet-rot problem is present.</i> <i>However, condition no.22 cannot be discharged until this information is known, and the full extent of works is clear. This information will then need to be submitted for consideration.</i>	extensive period that has now been allowed for the building to dry out. The brief for the exercise was made clear that although their preliminary report indicated that a substantial amount of historic fabric would potentially be lost, this conclusion was to be critically reviewed in accordance with the objective of retaining a maximum amount/quantity of existing historic fabric. The conclusions of the inspection by T Dean and Son was that there was no longer any evidence of rot present in the timberwork of the listed building and the repair/piecing-in of new timbers to replace infected timbers had been successful.	
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Appendix A

Copy of the Initial Planning Permission for Conversion of Fenton House into Apartments



Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Bilal Quyoum
QRB Group Ltd
Fenton House
2 Higher Ardwick
Manchester
M12 6BZ

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

Part 1 – Particulars of the application/development

Proposal: Change of use of vacant building to form 4 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom (7 total) self-contained apartments

Location: Fenton House , 2 Higher Ardwick, Manchester, M12 6BZ

Date of application: 17 March 2020

Application number: 126094/FO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case negotiations took place in relation to works to the fabric of the building ,and the removal of the rear dormer and , installation of rooflights, cycle storage and refuse storage. The applicant has also been advised of a number of pre-development conditions, and these have been accepted. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

A1225(01)AP001 rev.A (Existing site and location plan);

A1225(01)AP002 rev.A (Existing Basement Plan);

A1225(01)AP003 rev.A (Existing Ground Floor Plan);

A1225(01)AP004 rev.A (Existing First Floor and loft Plans);

A1225(01)AP005 rev.D(Existing South and West elevations);

A1225(01)AP006 rev.A (Existing North and East elevations);

A1225(02)AP001 rev.F (Proposed site plan);

A1225(02)AP002 rev.F (Proposed Basement Plan);

A1225(02)AP003 rev.G (Proposed Ground Floor Plan);

A1225(02)AP004 rev.F (Proposed First Floor and loft Plans);

A1225(02)AP005 rev.F (Proposed South and West elevations); with screen shot received by email dated 22 .06.2020 for clarity over the presence of glazing bars to upper floor window on front elevation

A1225(02)AP006 rev.F (Proposed North and East elevations);

A1225 (02)AP008 rev.C (Proposed fencing and bin store);

Vehicle swept path refuse collection vehicle drawing ref: SW-A-G100 P-01

Vehicle swept path refuse collection vehicle drawing ref: SW-A-G100 P-02

Accommodation schedule A1225 (02) AP000 rev.C

Bat Scoping Survey Report dated 16th March 2020

Listed Building Survey report

Specification (Including general clauses , workmanship and materials)for the repairs of historic building fabric at Fenton House

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of any development a Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the agreed plan and where appropriate shall include:

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

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o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy for Manchester

5) Before first occupation of flats hereby approved, the proposed window to the southern elevation facing Dolphin Place at basement level on plan refs: A1225(02)AP002 F and A1225(02)AP005 rev.F (Proposed South and West elevations); shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, up to 1.7 metres above the floor of the room in which the window is installed, and be non opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of the occupiers from overlooking or perceived overlooking, pursuant to the Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

Reason - To protect the amenity and living conditions of the occupiers from overlooking or perceived overlooking, pursuant to the Manchester Core Strategy Development Plan Document, policies DM1 and SP1.

6) Notwithstanding the waste strategy profoma and waste storage capacity and arrangements on plan ref: A1225 (02)AP008 rev.C (Proposed fencing and bin store), finalised details of the storage and collection of waste, including the contractual arrangements and the frequency of collection of the waste, shall be submitted to and approved in writing by the City Council as local planning authority, prior to the occupation of the building. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

7) a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Higher Ardwick shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.

b) Upon completion of the development and before first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultants report. The report shall also undertake post completion testing to confirm that the internal noise criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

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Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Core Strategy and saved UDP policy DC26.

8) The development shall be implemented in accordance with the cycle storage arrangements on plan ref: A1225 (02)AP008 rev.C, prior to the occupation of the development, and shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

9) The planning permission hereby granted relates to the formation of 2 x two bedroom apartments and 4 x one bedroom apartments and 1x three bedroom apartment as set out on the approved drawings.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

11) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18 and DM1 of the Core Strategy for Manchester.

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12) Prior to the commencement of development a bat emergence survey together with a avoidance method statement in relation to bats shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the measures in the approved avoidance method statement in relation to bats.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Core Strategy for Manchester.

13) No commencement of development after 1 year from the grant of this permission shall take place until an update of the bat survey specific to this development has been submitted to and approved in writing by the City Council as local planning authority. The results of the survey shall be utilised as baseline information in relation to specific mitigation works. Detailed mitigation measures shall be proposed for the development to address any impacts identified by the survey results and which will either affect bats, and include compensatory measures where necessary for the possible loss of terrestrial habitat, foraging areas and breeding sites. Mitigations measures shall be submitted to and approved in writing by the City Council as Local Planning Authority, which measures shall be implemented in accordance with the particulars so approved.

Reason - The site includes habitat which has the potential to contain bats. The implementation of ongoing protection surveys would ensure that there would be adequate protection measures in place during a phased construction, pursuant to policy EN15 of the Core Strategy for Manchester.

14) No building works shall take place during the main bird breeding season between the 1st March and 31st August, unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately demolition and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as local planning authority, unless the species present is feral pigeon, in which case a general license issued by Natural England authorising destruction of feral nests should be provided to the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy.

15) Prior to the replacement of missing railings to the low wall boundary at the back of pavement to Harkness Street and Higher Ardwick, finalised details of the specification of the railings, including materials, colouration, and sections, together with the type of fixings, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the building and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building to which the boundary treatment forms part of the curtilage of the property, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

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16) Prior to the erection of the brick wall to form the boundary of the rear yard at the back of pavement on Dolphin Street, finalised details of the specification of the brick wall, including materials, colouration, and sections, together with the type of fixings, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details, prior to the occupation of the building and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority, in the interests of the character of the listed building to which the boundary treatment forms part of the curtilage of the property, and in the interests of the visual amenity of the area within which the site is located in order to comply with saved policies DC19 and E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street

names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The applicant is advised that any requirements for licensing, hoarding / scaffolding, building maintenance and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

In relation to security the following measures should be incorporated to improve the security of the future occupiers:

Secure rear access gate to be provided to rear residential amenity area.

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Secure cycle store
External & communal lighting
Access control to main entrances & communal lobbies
The basement dwellings should be protected by some defensible space, defined by low-level railings and low level planting (e.g. 800mm high).
Lighting should be provided to the front and rear of the properties, operated by photo-electric cell.

Date: 3 July 2020

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Appendix B

Copy of the Initial Listed Building Consent for Conversion Works at Fenton House to Create Apartments



Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Mr Bilal Quyoum
QRB Group Ltd
Fenton House
2 Higher Ardwick
Manchester
M12 6BZ

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for change of use of vacant building to form 4 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom (7 total) self-contained apartments, including associated external and internal works

Location: Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ

Date of application: 17 March 2020

Application number: 126095/LO/2020

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

A1225(01)AP001 rev.A (Existing site and location plan);
A1225(01)AP002 rev.A (Existing Basement Plan);
A1225(01)AP003 rev.A (Existing Ground Floor Plan);
A1225(01)AP004 rev.A (Existing First Floor and loft Plans);
A1225(01)AP005 rev.D(Existing South and West elevations);

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A1225(01)AP006 rev.A (Existing North and East elevations);

A1225(02)AP001 rev.F (Proposed site plan);
A1225(02)AP002 rev.F (Proposed Basement Plan);
A1225(02)AP003 rev.G (Proposed Ground Floor Plan);
A1225(02)AP004 rev.F (Proposed First Floor and loft Plans);
A1225(02)AP005 rev.F (Proposed South and West elevations); with screen shot received by email dated 22.06.2020 for clarity over the presence of glazing bars to upper floor window on front elevation
A1225(02)AP006 rev.F (Proposed North and East elevations);
A1225 (02)AP008 rev.C (Proposed fencing and bin store);

Vehicle swept path refuse collection vehicle drawing ref: SW-A-G100 P-01
Vehicle swept path refuse collection vehicle drawing ref: SW-A-G100 P-02
Accommodation schedule A1225 (02) AP000 rev.C
Bat Scoping Survey Report dated 16th March 2020
Listed Building Survey report
Specification (Including general clauses , workmanship and materials)for the repairs of historic building fabric at Fenton House

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of development, a programme detailing a timescale for the implementation of the repairs detailed in the Listed Building Survey report, and Specification (Including general clauses , workmanship and materials)for the repairs of historic building fabric at Fenton House, shall be submitted to and approved in writing the City Council as local planning authority. The development shall be carried out in accordance with the approved details, prior to the occupation of the development.

Reason - To ensure that the repair works are completed prior to occupation, and to ensure that all works to the exterior of the building are undertaken as well as the internal refurbishment works, which are proposed, pursuant to policies EN3, SP1 and DM1 of the Manchester Core Strategy, and saved UDP policy DC19.

4) Prior to the commencement of development, a programme for the issue of samples and specifications of all materials to be used on all internal and external elevations including windows and rooflights, and within the hard landscaped courtyard area of the development shall be submitted to and approved in writing by the City Council, as local planning authority. This shall include details and timings of samples and specifications of all materials to be used within the courtyard and on all internal and external elevations of the development, including pointing and fixing details, and a strategy for quality control management. Samples shall include , bricks, slates, stone , timber, metal work , leadwork, rainwater goods, a window (if one is being repaired /made as a benchmark), plaster, floorboards, masonry repairs,

b) Samples and specifications shall then be submitted to and approved in writing by the City Council as local planning authority prior to installation and in accordance with the schedule of materials and samples as agreed in part a) above. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

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within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy, and saved UDP policy DC19.

5) Prior to the commencement of development, drawings shall be submitted of all elevations, roof and internal rooms, which identify the location of the repairs detailed in the Listed Building Survey report, and Specification (Including general clauses , workmanship and materials)for the repairs of historic building fabric at Fenton House, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - For clarity and to ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Manchester Core Strategy, and saved UDP policy DC19.

6) Prior to the commencement of development, detailed designs of measures the sound and fire separation between floors , and M & E measures, and their location, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

7) Prior to the commencement of development, detailed designs of the interface between the proposed new walls and existing cornices (including reflective ceiling plans, and any repairs to the existing cornice), and their location, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that the proposed interface between the walls an existing cornices are appropriate in terms of appearance in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy and saved policy UDP policy DC19.

8) Prior to the commencement of development, a method statement including detailed designs of the proposed rooflights (with glazing bar), and cross sections of the rooflight within the roof , and flashing details, and making good of the roof following the installation of the windows, shall be submitted to and approved in writing the City Council as local planning authority.

The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The window shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed rooflights are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy and saved policy UDP policy DC19.

9) Prior to the commencement of works associated with the installation of any proposed new windows into the listed fabric of the development, a detailed method statement

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and specifications and detailed design (including sections showing the head, cill and reveals) for the installation of the windows, shall be submitted to and approved in writing the City Council as local planning authority. If the brickwork is cleaned and render removed then the heads and cills shall match the those in the existing building. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy and saved policy UDP policy DC19.

10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, before the works relating to the removal of any section of original internal walls within the building commence, full details of the works proposed shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall provide information on the section of wall to be removed, a justification for this, a method statement for these works and information on how the remaining building fabric would be made good. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1 and EN3 of the Manchester Core Strategy and saved policy UDP policy DC19 .

11) Notwithstanding the details within the documents listed in condition 2 of this approval, all ceilings within the building that were originally lath and plaster shall be reinstated in lath and plaster. This shall include any area of the building that originally had lath and plaster ceilings that are plasterboard or ceilingless at the present time. Full details of the ceilings to be reinstated (including location) and a full specification and method statement for the works including materials composition shall be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be implemented in accordance with the approved details.

Reason - To ensure an acceptable development at the listed building, pursuant to policies DM1, EN3 of the Manchester Core Strategy and saved UDP policy DC19.

12) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to remove any of the existing floor boards, joists, and any other ancillary timber removal in association with this work, a detailed method statement, specification and repair strategy for the removal of the floorboards and associated timbers (including their location) from the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal of the floorboards, and associated repair works, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal of the floorboards and other timber work pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

13) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to remove, repair and reinstate rainwater goods, a detailed method statement, specification and repair strategy for the

works (including their location) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The removal, repair and reinstatement of the rainwater, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the removal, repair and reinstatement of rainwater goods pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

14) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to repair , rebuild and reinstatement chimneys, a detailed method statement, specification and repair strategy for the works for each chimney shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair , rebuild and reinstatement of the chimneys, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the repair and reinstatement of the chimneys, pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

15) a) Prior to the commencement of development, a method statement for the removal of paint and render from the external elevations shall be submitted to and approved in writing the City Council as local planning authority.

b) Sample areas on the external elevations shall be identified and submitted to and approved in writing the City Council as local planning authority, and the removal of paint and render from those areas under taken accordance with the approved method statement.

c) An evaluation of the brickwork, once the paint and render in the approved sample areas has been removed, shall be undertaken and submitted to and approved in writing the City Council as local planning authority.

d) The finalised detailed method of treatment resulting from the evaluation process in part (c) for the external elevation shall be submitted to and approved in writing by the City Council as local planning authority

The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, SP1 and DM1 of the Manchester Core Strategy, and saved UDP policy DC19.

16) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to repair and reinstate the boundary

treatment to Harkness Street and Higher Ardwick, a detailed method statement, specification and repair strategy for the works (including their location, finalised details of the specification of the railings , including materials , colouration , and sections , together with the type of fixings) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair and reinstatement of the boundary treatment to Harkness Street and Higher Ardwick, shall be carried out in accordance with this method statement.

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Reason - To ensure there is no resulting harm to the Listed Structure in the repair and reinstatement of the boundary treatment to Harkness Street and Higher Ardwick, pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

17) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works to repair and reinstate any metal work, a detailed method statement, specification and repair strategy for the works (including their location) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair and reinstatement of the metal work, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repair and reinstatement of any metalwork, pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

18) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works, a detailed method statement, and specification in relation to insulation of the roof (including the location of the insulation material) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The insulation of the roof, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in relation to the insulation of the roof, pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

19) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works, a detailed method statement, and specification in relation to the repairs to the existing staircase (including the location of the work) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repairs to the existing staircase, shall be carried out in

accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repairs to the existing staircase , pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

20) Notwithstanding the details within the documents listed in condition 2 of this approval, prior to the commencement of works, a detailed method statement, and specification in relation to internal / external joinery repair and reinstatement works, including windows , window shutters, and any new joinery such as external /internal doors, (including the location of the work) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The repair and reinstatement works to the existing internal / external joinery, including windows, window shutters and any new joinery such as external /internal doors, shall be carried out in accordance with this method statement.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repairs and reinstatement works to the existing internal / external joinery, including windows, window shutters and any new joinery such as external /internal doors,

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pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

21) Prior to the commencement of development, details and specifications of all works to fire damaged areas (including their location), shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason - To ensure there is no resulting harm to the Listed Structure in the relation to the repairs to the fire damaged areas , pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

22) Prior to the commencement of development, details and specifications of any remedial works to deal with damp / rot (including their location), shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Reason -To ensure there is no resulting harm to the Listed Structure in the relation to

Reason -To ensure there is no resulting harm to the Listed Structure in the relation to any remedial works to deal with damp / rot , pursuant to policies DM1 and EN3 of the Manchester Core Strategy, and saved UDP policy DC19.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

126095/LO/2020

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The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 3 July 2020

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Appendix C

Copy of the Planning Consent Discharge of Condition Decision Notice dated 29th February 2024



Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Tahir Ahmed
Land Investments Manchester Ltd
2 Higher Ardwick
Manchester
M12 6BZ

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 3 (materials), 4 (CMP), 6 (waste management), 7 (acoustic insulation), 12 (bat avoidance method statement), 15 (railing design to Higher Ardwick) and 16 (boundary treatment to rear yard) attached to planning permission referenced 126094/FO/2020

Location: Fenton House , 2 Higher Ardwick, Manchester, M12 6BZ

Date of application: 14 February 2023

Application number: CDN/23/0064

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no.4 (CMP)

The submitted Construction and Environmental Management Plan ref: A1225 dated August 2022 has been reviewed and is considered to be acceptable. On the basis that the development is implemented in accordance with the measures within the Construction and Environmental Management Plan, condition no.4 is discharged.

Condition no.6 (waste management)

The Proposed bin store plan ref: A1225(02)AP008 rev.D received 20.04.2023 (solely in relation to the bin store arrangements) in the location shown on site plan ref; A1225(02)AP001 rev.F, and the details within the Waste management proforma have been examined and are considered to be acceptable. On the basis that the development is implemented in accordance with the measures within the plans and document referenced above and are retained in situ whilst the use or development is in operation, condition no.6 is discharged.

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Condition no. 12 (bat avoidance)

The Nocturnal Bat Survey report ref: CW20-473 RPT 001 dated July 2022 has been reviewed . On the basis that the development is implemented in accordance with the measures in the report referenced above condition no.12 is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition no.3 (materials)

The information within the Material schedule ref: A1225-Z100-A-01 rev B dated 20.04.2023 has been considered, however , as previously advised there here will need to be a number of samples, such as any new bricks, pointing, rendering, cleaning, internal decorative plaster reinstatement, sample repaired window etc submitted for consideration. A sample of the proposed secondary glazing will also be needed, as a number of products have been proposed, unless this can be clarified and final product details sent through. The samples can be provided on site for examination or if necessary the samples should be sent to the Local Planning Authority for consideration.

The submitted photograph of the rendered finish is not sufficient to agree the rendered finish . Officers will need to see this sample on site and also assess the areas of exposed brickwork and render removal. The final finishes / decoration colours in key areas in particular the windows, render and railings need also need to be formally agreed.

As the samples referenced above have not yet been provided for consideration condition no.3 is not discharged.

Condition no. 7 (acoustic insulation)

The Acoustic Assessment report ref: HA192 dated November 2022 has been reviewed, and it is noted that the noise criteria cannot be met without installing mechanical ventilation. This is a concern given the Grade II status of the building. Further consideration will need to be given to alternative solutions to respect the Grade II listed status of the property and the achievement of appropriate noise levels within the proposed self-contained apartments.
On this basis condition no.7 is not discharged.

Condition 15 (railing design)

The railing design to the Higher Ardwick frontage shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev.A has been considered solely in relation to the design for the proposed railing to the frontage with Higher Ardwick. It has been advised previously that a simple paint scrape should be undertaken to the small areas of original metal work, as it is important to understand the original paint scheme to inform the proposed decoration especially if the paint is being completely removed as all evidence of paint (evidential heritage value) would be totally lost. It is also unlikely that the original paint would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration will be necessary . Furthermore, the railing design as proposed is lacking in finesse and sufficient detail to be able to be supported. It needs

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to be based in research to develop a detailed railing design that is of a suitable high quality for the listed building.
Therefore, on the basis of the design shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev.A , and the proposed black colouration , condition no.15 is not discharged.

Condition no.16 (Boundary treatment)

The boundary wall design shown on the Proposed bin store plan ref: A1225(02)AP008 rev.D received 20.04.2023 has been reviewed. Whilst the design is considered to be acceptable, a product specification has not been submitted for consideration as such condition no.16 cannot be discharged at this time.

Date: 29 February 2024

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Appendix D

Copy of the Listed Building Consent Discharge of Condition Decision Notice dated 29th February 2024



Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

Mr Tahir Ahmed
Land Investments Manchester Ltd
2 Higher Ardwick
Manchester
M12 6BZ

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
Universal Square
Devonshire Street North
Manchester
M12 6JH

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (programme of works timeframe), 4 (materials), 5 (location of works plan), 6 (sound and fire separation), 7 (cornices), 8 (rooflight), 9 (new window), 10 (removal of section of original wall), 11 (ceilings), 12 (floorboards and joists), 13 (rainwater goods), 14 (chimneys), 15 (removal of paint and render), 16 (boundary treatment), 17 (metal work), 18 (roof insulation), 19 (staircase repairs), 20 (internal / external joinery repairs), 21 (fire damaged areas), 22 (damp/rot works attached to listed building consent referenced 126095/LO/2020

Location: Flat 2, Former Fenton House, 2 Higher Ardwick, Manchester, M12 6BZ

Date of application: 14 February 2023

Application number: CDN/23/0065

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no. 3 (programme of works)

The Timetable for Programme of repairs and Samples Specifications (including Details of Quality Control Management Input) (Document 4) has been considered solely in regard to the timetable of works.

The programming of the works is considered to be acceptable. Condition no.3 is discharged on the basis that the development is carried out in accordance with the approved details, prior to the occupation of the development.

Condition no. 5 (location of works plan)

The location of the works shown within the documents and plans reference below is accepted .

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-External elevation remedial works - south and west elevations Plan ref: FH/CC/Dwg 6A:
-External elevation remedial works - north and east elevations Plan ref: FH/CC/Dwg 6B
-Document 1 - Background room by room schedule with assessment of significance and justification for the proposed works
-Document 5 - Details of general clauses , specifications and method statements
-Document 6c - Schedule of works , method statement to accompany external elevation drawing 6A
-Document 7 - Room by room schedule of works document specification and method statement
-Chimney Stacks condition and remedial works plan ref: FH/CC/Dwg-8
-Proposed door cornice and skirting details plan rf: FH/CC/Drwg 12A
-Internal door type and coving details plan ref: FH/cc/Drg -12B
-Proposed window type details plan rf: FH/CC/Drwg 13

On the basis of the location of the proposed works shown within the documents and plans referenced above and that the works are completed prior to the first occupation of the development, condition no.5 is discharged.

Condition no. 7 (cornices)

The content of Document nos. 5 and 7 , together with details shown on the proposed door cornice and skirting details plan rf: FH/CC/Drwg 12A and Internal door type and coving details plan ref: FH/cc/Drg -12B have been reviewed. On the basis that the development is implemented in accordance with the details within the documents and plans referenced above and are completed prior to the first occupation of the development, condition no.7 is discharged.

Condition no. 8 (rooflight)

The content of Document nos. 5 and 7 , together with details shown on Clement conservation roof light plan refs: D-CRPM - 02 rev.G ; D-CRPM - 03 rev.G; D-CRPM - 04 rev.G; D-CRPM-07, D-CRPM-08 and plan ref: D-CRPM-01 rev.G ; together with the Clement Conservation rooflight installation guide and Conservation roof light plan sheet 1 of 1 rev.A received 30th January 2023 have been reviewed. On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and that the colouration of the frame matches the colouration of the roofing slates and the works are completed prior to the first occupation of the

development, condition no.8 is discharged.

Condition no.10 (removal of wall)

The contents of Document nos. 1, 5, and 7, together with details shown on the Proposed basement plan ref: A1225 (02)AP002 rev.,G; Proposed ground floor plan ref: A1225 (02)AP003 rev.I; Proposed first and loft plan ref: A1225 (02)AP004 rev.,G have been reviewed On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and the works are completed prior to the first occupation of the development, condition no.10 is discharged.

Condition no. 11 (ceilings)

The contents of Document nos. 1, 5, and 7 which specify a method for the reinstatement of decorative ceiling plaster (Documents 5 and 7) in the locations in Document 1 have been examined, and it is noted that the evidence from an inspection of the property is that there is no historic ceiling lime plaster applied to lathes in the basement and attic levels, but that the principal upper ground and first floor rooms do

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retain some lath and plaster ceilings. The proposed approach is considered to be satisfactory.

This approach is accepted. On the basis that the development is implemented in accordance with the details within the documents referenced above and the works are completed prior to the first occupation of the development, condition no.11 is discharged.

Condition no. 12 (floorboards / joist)

The contents of Document nos. 1, 5, and 7 have been considered in regards to joinery works to floorboards and joists The removal of any floorboards, and associated repair works, shall be carried out in accordance with the approach as set out in the documents referenced above. On this basis condition no.12 is discharged.

Condition no. 14 (chimneys)

The contents of Document nos. 5, and 6C have been considered in regards to chimneys together with the details on shown on plans :

-Chimney Stacks condition and remedial works plan ref: FH/CC/Dwg-8 , together with contents of the specification and method statement document

-Condition compliance : schedule to accompany drawings 6a and 6b showing works identified to external elevations and chimneys

On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and the works are completed prior to the first occupation of the development, condition no.14 is discharged.

Condition no. 15 (removal of render)

The contents of Document nos. 5, and 6C have been considered in regards to external works related to the removal of paint and render and the approach is accepted. Whilst the colouration of the proposed render seems acceptable, a render samples will need to be provided on site for inspection , and considered as a part of condition no.4.

On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and the works are completed prior to the first occupation of the development, condition no.15 is discharged.

Condition no. 20 (joinery repairs)

The contents of Document nos. 5, 7, and 11 together with details shown on the proposed door cornice and skirting details plan rf: FH/CC/Drwg 12A, Internal door type and coving details plan ref: FH/cc/Drg -12B , proposed window type details plan rf: FH/CC/Drwg 13 (solely in respect of repairs) is accepted .

On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and the works are completed prior to the first occupation of the development, condition no.20 is discharged.

Condition no. 21 (fire damaged areas)

The contents of Document nos. 5, 6C and 7 together with details shown on the External elevation remedial works - south and west elevations Plan ref: FH/CC/Dwg 6A: and

External elevation remedial works - north and east elevations Plan ref: FH/CC/Dwg 6B are accepted.

On the basis that the development is implemented in accordance with the details within the documents and plans referenced above, and the works are completed prior to the first occupation of the development, condition no.21 is discharged.

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Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition no.4 (Materials)

The information within the Material schedule ref: A1225-Z100-A-01 rev B dated 20.04.2023 has been considered, together with the content of the Timetable for Programme of repairs and Samples Specifications (including Details of Quality Control Management Input) (Document 4) solely in regard to materials. However, as previously

advised there will need to be a number of samples, such as any new bricks, pointing, rendering, cleaning, internal decorative plaster reinstatement, sample repaired window etc submitted for consideration. A sample of the proposed secondary glazing will also be needed, as a number of products have been proposed, unless this can be clarified, and final product details sent through. The samples can be provided on site for examination or if necessary the samples should be sent to the Local Planning Authority for consideration.

The submitted photograph of the rendered finish is not sufficient to agree the rendered finish. Officers will need to see this sample on site and also assess the areas of exposed brickwork and render removal. The final finishes / decoration colours in key areas in particular the windows, render and railings need also need to be formally agreed.

Furthermore, the materials schedule needs to be updated to refer to cast iron rainwater goods.

As the samples referenced above have not yet been provided for consideration condition no.4 is not discharged.

Condition no. 6 (sound and fire)

The detailed designs of measures the sound and fire separation between floors, and M & E measures, and their location set out on the plans set out below is considered to be satisfactory

Proposed emergency lighting, lighting and Fire Alarm Level 1 plan ref: 22541(63)001 rev.P2

Proposed emergency lighting, lighting and Fire Alarm Level 2 plan ref: 22541(63)002 rev.P2

Proposed above ground drainage Level 1 plan ref: 22541(52) 001 rev.P2;

Proposed above ground drainage Level 2 plan ref: 22541(52) 002 rev.P2;

Proposed above ground drainage Level 3 & 4 plan ref: 22541(52) 003 rev.P2;

Proposed above heating services Level 1 plan ref: 22541(56) 001 rev.P2;

Proposed above heating services Level 2 plan ref: 22541(56) 002 rev.P2;

Proposed above heating services Level 3 & 4 plan ref: 22541(56) 003 rev.P2;

Proposed above ventilation layout Level 2 plan ref: 22541(56) 002 rev.P2

Proposed above ventilation layout Level 3 & 4 plan ref: 22541(57) 002 rev.P2

Proposed water services Level 1 plan ref: 22541 (53) 001 rev.P2

Proposed water services Level 2 plan ref: 22541 (53) 002 rev.P2

Proposed small power/data/telecoms level 1 plan ref: 22541(62)001 rev.P2

Proposed small power/data/telecoms level 2 plan ref: 22541(62)002 rev.P2

Proposed small power/data/telecoms level 3 & 4 plan ref: 22541(62)003 rev.P2

Document 5 - Details of general clauses, specifications and method statements

Document 7 - Room by room schedule of works document specification and method statement

However, no external vents have been shown on the proposed external elevations. Detailed designs of the external face and materials forming the proposed vents, together with their location on the external elevation is required to be provided for consideration before condition no.6 can be discharged.

Condition no. 9 (new windows)

The content of Document nos. 5, 7 and 11, together with details shown on Annotations referencing works to windows and window replacement on Proposed north and east elevations Plan ref: A1225(02) AP006 rev.G and Proposed west and south elevations Plan ref: A1225(02) AP006 rev.G; Window elevation view (internal) and vertical cross section; proposed window type details plan ref: FH/CC/Dwg 13 have been reviewed.

This is considered to be an acceptable approach in dealing with each window and looking at repairs, part reinstatement and new windows. Furthermore, the additional document showing an aluminium secondary glazing product to the existing windows this product and the slimness of the frames is considered to be satisfactory.

However, the Acoustic Assessment report ref: HA192 dated November 2022 has been reviewed, and it is noted that the noise criteria cannot be met without installing mechanical ventilation. This is a concern given the Grade II status of the building. Further consideration will need to be given to alternative solutions to respect the Grade II listed status of the property and the achievement of appropriate noise levels within the proposed self-contained apartments. This will have the potential to require changes to the design of any replacement windows, and measures to retained windows. As such condition no.9 is not discharged at this time.

Condition no. 13 (rainwater goods)

The contents of Document nos. 5, and 7 have been considered in regards to rainwater goods together with the External elevation remedial works - south and west elevations Plan ref: FH/CC/Dwg 6A; and External elevation remedial works - north and east elevations Plan ref: FH/CC/Dwg 6B. It is also noted that all the rainwater goods would be cast iron.

The submitted approach is supported, however, as advised previously the colouration reflecting the original historic paint colouration and finish at the property, which would not be the black colouration proposed, as this was not readily available by the time the original, building was constructed. Until the original colouration of the rainwater goods has been determined, and confirmation is provided that the rainwater goods would be

finished in this colouration, condition no.13 cannot be discharged.

Condition no. 16 (boundary treatment)

The railing design to the Higher Ardwick / Harkness Street frontage and the boundary wall detail to Dolphin Place shown on plan ref: Railing and Boundary Wall design plan CDN/23/0065

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ref: A1125(02)AP011 rev. A and External door wall and gate proposal details plan ref: FH/CC/Dwg 9B and Means of enclosure and landscaping proposals plan ref: FH/CC/Dwg 9A (solely in regard to the proposed boundary treatment) has been considered.

It is also unlikely that the original paint to any metal work would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration of the railings will be necessary. Furthermore, the railing design as proposed is lacking in finesse and sufficient detail to be able to be supported. It needs to be based in research to develop a detailed railing design that is of a suitable high quality for the listed building.

Furthermore, whilst the boundary wall detail shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev.A is considered to be acceptable, a product specification has not been submitted for consideration

Therefore, on the basis of the design shown on plan ref: Railing and Boundary Wall design plan ref: A1125(02)AP011 rev.A, and the proposed black colouration, and no a product specification for the boundary wall, condition no.16 is not discharged.

Condition no. 17 (metal work)

It has been advised previously that a simple paint scrape should be undertaken to the small areas of original metal work, as it is important to understand the original paint scheme to inform the proposed decoration especially if the paint is being completely removed as all evidence of paint (evidential heritage value) would be totally lost. It is also unlikely that the original paint would have been black as this was not readily available by the time the original, building was constructed. As such an evidence base for colouration will be necessary. Therefore, on this basis condition no.17 is not discharged.

Condition no. 18 (roof insulation)

Insufficient information has been provided in relation to the insulation of the roof. Please provide a detailed method statement, and specification in relation to insulation of the roof (including the location of the insulation material). Condition no.18 cannot be discharged at this time.

Condition no. 19 (existing staircases)

Document 5 which is referenced in connection with discharge of condition no.19, does not include details of the proposed repair works to the existing staircases. Please provide detailed method statement, and specification in relation to the repairs to the existing staircases (including the location of the work). On this basis condition no.19 is not discharged at this time

Condition no. 22 (damp/rot work)

The contents of Document nos. 1, 5, 6C and 7 together with details shown on the External elevation remedial works - south and west elevations Plan ref: FH/CC/Dwg 6A: External elevation remedial works - north and east elevations Plan ref: FH/CC/Dwg 6B have been reviewed.

It is noted that the timber treatment specialist for historic buildings from Peter Cox has been engaged and has inspected Fenton House, and that a preliminary report on the

CDN/23/0065

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damage to the listed building caused by damp ingress has been compiled. Furthermore, that in ongoing discussions with the timber treatment specialist for historic buildings, it has been agreed that the improvements to the watertightness of the building, should be allowed to take effect. This is on the basis that the conclusion of the preliminary report is that a substantial amount of historic fabric would be lost if treatment work is undertaken whilst the building is wet and water ingress is continuing. The approach to allow for a 2/3 month period of 'drying out' is accepted to enable a more robust understanding in regard to whether a dry-rot / wet-rot problem is present. However, condition no.22 cannot be discharged until this information is known, and the full extent of works is clear. This information will then need to be submitted for consideration.

Date: 29 February 2024

Signed:



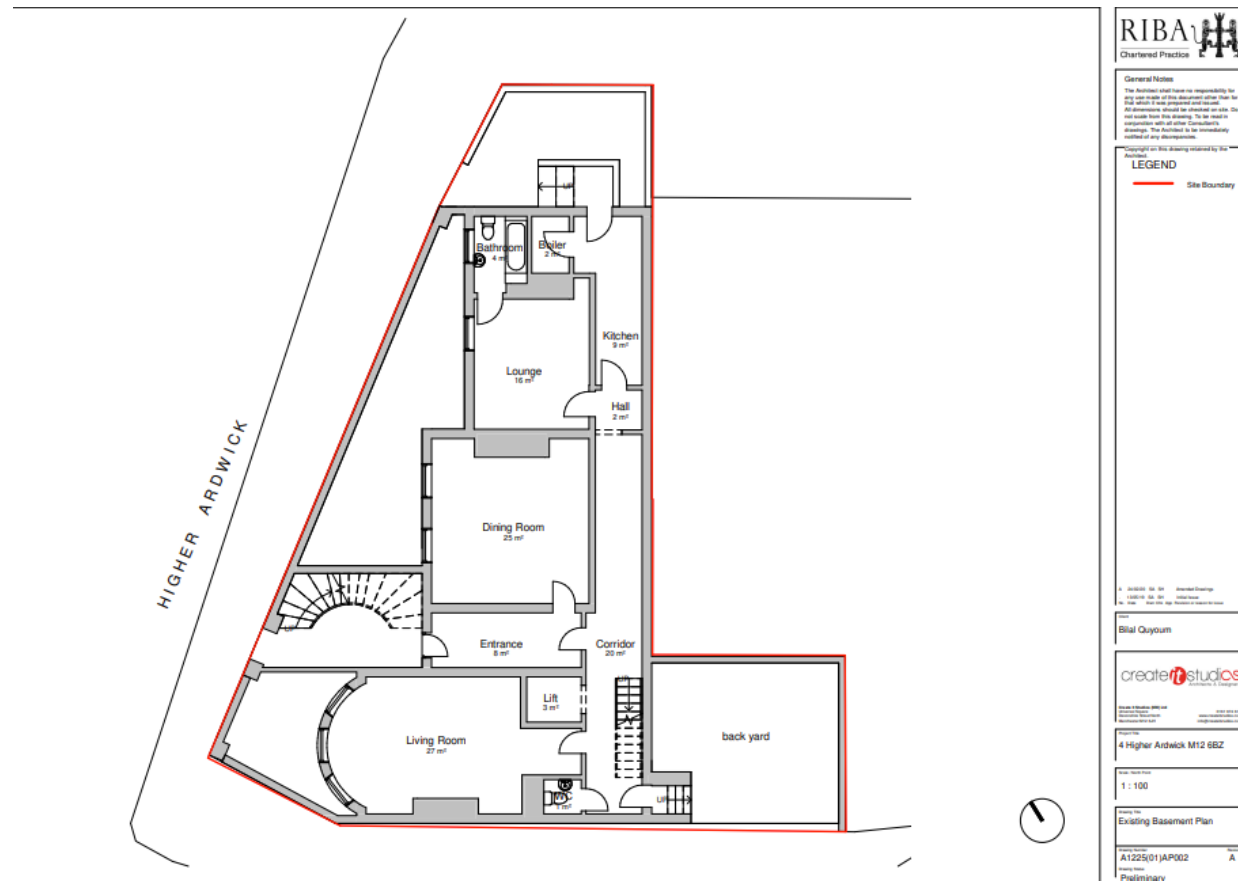
Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Appendix E

Copies of the Approved 'As Existing and 'As Proposed' Floor Plans to Create Seven Self-Contained Apartments
at Fenton House Higher Ardwick

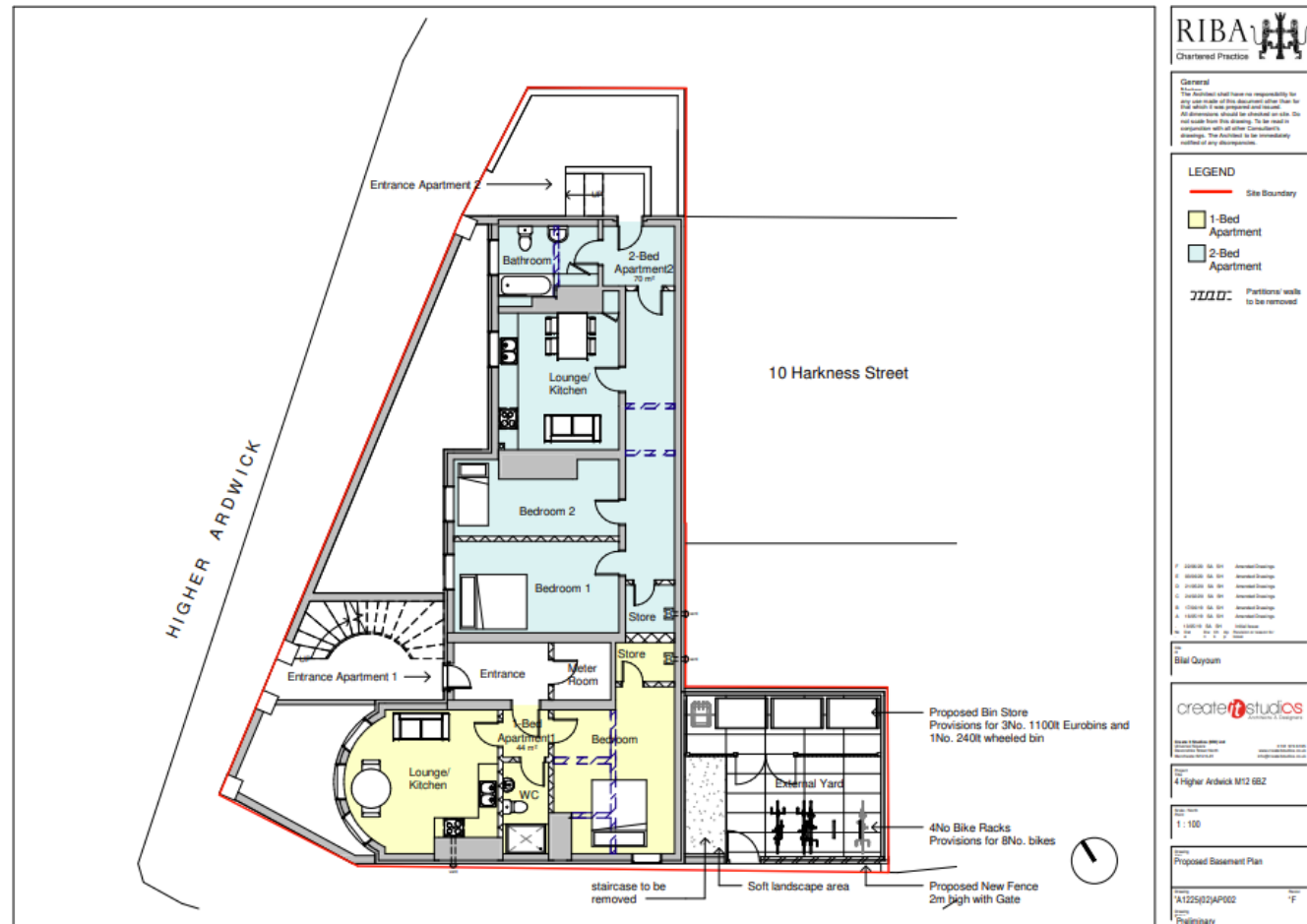
Approved 'As Existing' Floor Plans







Approved 'As Proposed' Floor Plans

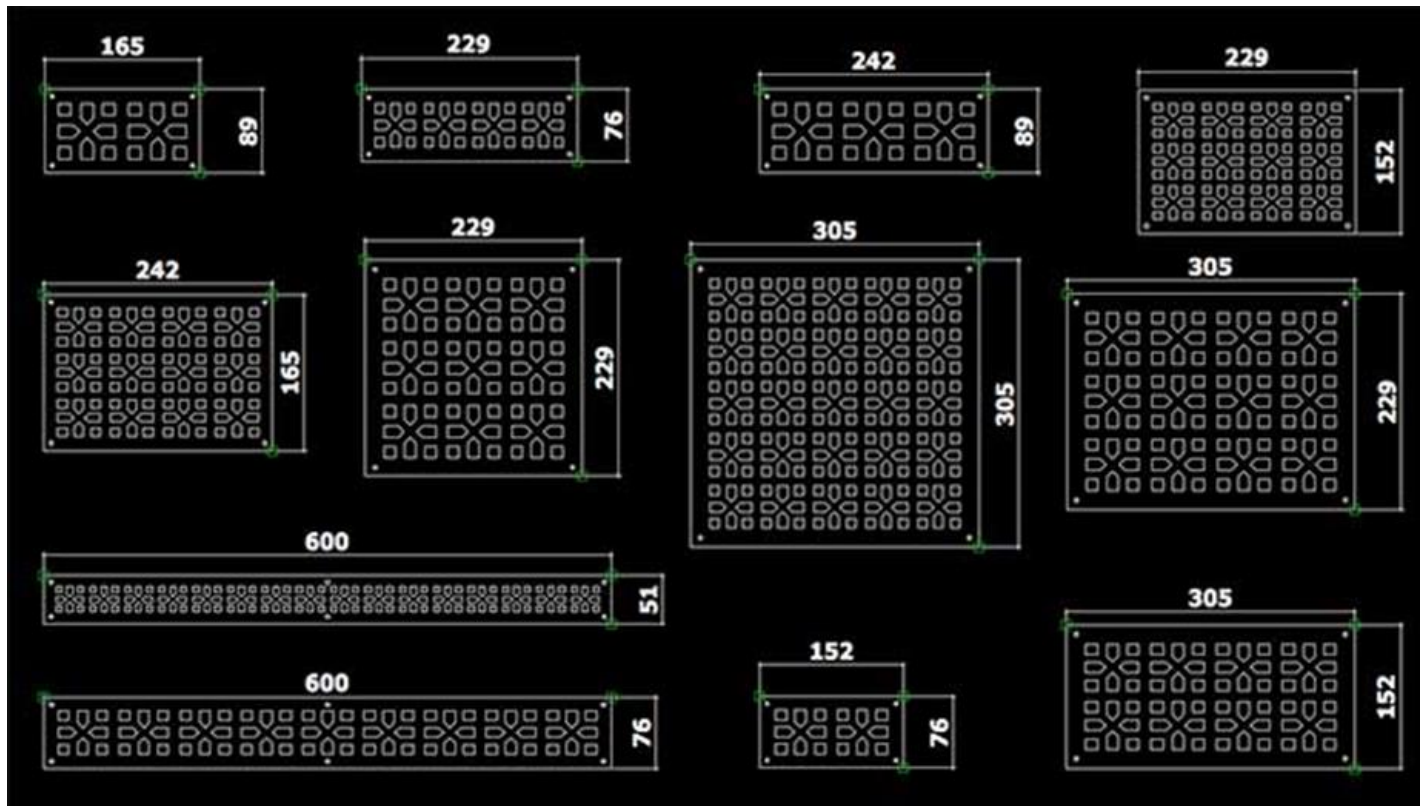


Appendix F

**Proposed Traditional Type External Ventilation Grilles.
[Part Detail Compliance with Conditions 3 of the Planning Permission – 23/0064
& 4 Listed Building Consent - 23/0065 – See also Plan 1]**



Available Sizes



4. SELECT A BACKING MESH

- FINE

NOTE: It is assumed that the backing mesh will be made in the same finish as the front grille. If you require a contrasting backing mesh please [get in touch](#) for a special order.

5. SELECT A FRAME

NOTE: As the grilles have their own borders, frames are only required for aesthetic purposes, Although T section frames will be supplied with spring clips for easy fixing free removal. It is also assumed that the frame will be in the same finish as the grille.



NOTE: Wax is our recommended finish.

7. SELECT A FIXING HOLE TYPE

- PLAIN

NOTE: With the advent of good structural adhesives it is increasingly popular to have no fixing holes but we recommend mechanical fixings (screws) are always used for items fitted over head. Fixing holes will be placed in each corner of small grilles and evenly distributed along the sides of larger ones. If you have specific requirements for the locations of your fixing holes please get in touch or send us details.